

NOTICE OF DETERMINATION

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

ENDORSED
SACRAMENTO COUNTY

JAN 16 2026

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

X County Clerk
County of Sacramento

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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

**Project Title: Sacramento Railyards Digital Sign Program – Master Lease -
Prior Project Railyards Specific Plan Update Project (P15-040)**

2006032058	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
LDK Ventures Contact: Josh Leachman	3140 Peacekeeper Way McClellan, CA 95652		(916) 570-5394 / JLeachman@ldkventures.com
Applicant Name	Address		Telephone / Email

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 7th 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: 002-0010-079-0000, 002-0290-002-0000, 002-0300-012-0000, 002-0300-026-0000, 002-0010-080-0000.

Project Description: The Sacramento Railyards Digital Sign Program and Master Lease Agreement project (Project) implements the elements of the Project where the SEIR described a sign program be developed. The Current Project will authorize the construction and operation of up to five digital billboards within the Sacramento Railyards Specific Plan (RSP) Area (or Railyards Special Planning District). The proposed digital billboards would include two freeway-oriented digital billboards along Interstate 5 (I-5) in the western RSP Area (Locations 1 and 2), two gateway billboards between the 5th and 6th Streets rail crossings (Location 3) and at the north and south entries into the RSP Area at the 7th Street/B Street intersection (Location 4), and movement of the previously analyzed digital sign from the south side of the Central Shops Plaza to outside the Central Shops Historic District at the entry point of the Plaza at the proposed Stanford Street and Stevens Street driveway intersection (Location 5). The proposed digital billboard faces will be light-emitting diode (LED)-through-hole design, with an LED pixel pitch of nineteen millimeters.

The Master Lease between the City of Sacramento and Downtown Railyard Venture, LLC allows for up to five digital billboards, includes a term of 34 years, and includes early termination clause if the project does not build out consistent with the definitive documents.

This is to advise that the City of Sacramento, City Council has approved the above-described project on January 13, 2026, and made the following determination regarding the above-described project:

1. The RSPU 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/>

<u>Scott Johnson</u>	Principal Planner	January 15, 2026
Signature (Lead Agency Contact)	Title	Date



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER:
34 — 01/16/2026 — 024
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 01/16/2026
COUNTY/STATE AGENCY OF FILING Sacramento 	DOCUMENT NUMBER 2026-0026	

PROJECT TITLE

Sacramento Railyards Digital Sign Program - Master Lease - Prior Project Railyards Specific Plan Update Project (P15-040)

PROJECT APPLICANT NAME LDK Ventures - Attn: Josh Leachman	PROJECT APPLICANT EMAIL JLeachman@ldkventures.com	PHONE NUMBER (916) 570-5394
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:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00
 ☒ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☒ Fee previously paid (attach previously issued cash receipt copy)			

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder- Jacob Hermanson -Deputy Clerk
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Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#: 001868893
1/16/2026 9:41:27 AM
Order#: 20260007322 JBH

Description	Amount
Clerk - CEQA Filing	
Document 20260026	\$50.00
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due	\$50.00
Payments:	
Check# 007910	\$50.00

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

NOV 14 2016

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

NOTICE OF DETERMINATION

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

☒ 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)

2006032058	City of Sacramento	Scott Johnson sjohnson@cityofsacramento.org	(916) 808-5842
State Clearinghouse #	Lead Agency	Contact Person	Telephone
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	Cancel
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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:**

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

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

Charge	\$0.00
FCA-34/1/0	