

**Notice of Meeting of the
Stadium Area Public Financing Authority
(proposed to be renamed Railyards Public Financing Authority)**

NOTICE IS HEREBY GIVEN that the Stadium Area Public Financing Authority (the “PFA”) will hold a public meeting on March 18, 2025, at 9:30 am or as soon thereafter as the matter may be heard at:

**City Hall Council Chamber
915 "I" Street, 1st Floor, Sacramento, CA 95814**

on the proposed expansion of the existing City of Sacramento Stadium Area Enhanced Infrastructure Financing District (“EIFD”), the creation of two project areas within the EIFD, and the amendment of the existing infrastructure financing plan (the “Infrastructure Financing Plan”).

The proposed expanded EIFD boundaries and the boundaries of each proposed project area are as shown on the map attached hereto as Exhibit A.

Location (of project): Council District 4

The proposed expansion of the EIFD (proposed to be renamed Railyards EIFD), which currently consists of 57 parcels comprising 42 acres, contemplates increasing the area to a total of 244 acres within the Railyards Specific Plan Area. Two project areas are proposed to be created within the EIFD, “Railyards East,” which will contain the boundaries of the EIFD as originally formed, and “Railyards West,” which will contain all of the new area proposed to be added to the EIFD. Therefore, to support development in the Railyards as a whole, the following amendments to the EIFD will be proposed.

- EIFD Boundary Expansion – Encompassing the complete Railyards Specific Plan Area.
- Creation of Railyards East, Railyards West project areas within the EIFD.
- Amend the Infrastructure Financing Plan – Due to the proposed expansion of the EIFD, amendments to the existing Infrastructure Financing Plan are necessary to allow for the creation of project areas within the EIFD and accommodate the additional infrastructure and facilities intended to be financed by the expanded EIFD.

The purpose of the amended Infrastructure Financing Plan is to contain the information required by Government Code section 53398.63 describing the amended EIFD boundaries, the boundaries of project areas within the EIFD, the facilities to be financed, the methods of financing the facilities, the incremental tax revenue proposed to be committed to the EIFD, the plan of replacing any dwelling units removed or destroyed and the plan of relocating displaced persons, and the goals the amended EIFD proposes to achieve for each project financed. The amended EIFD will finance the purchase, construction, expansion, improvement, or rehabilitation of real or other tangible property with an estimated useful life of fifteen (15) years or longer and that are projects of communitywide significance that provide significant benefits to the amended EIFD or the surrounding community. The proposed facilities include, but are not limited to, and are further described in the amended Infrastructure Financing Plan: roadways; sewer and water improvements; transit projects; parks and open space; and affordable housing and related infrastructure.

The proposed amended Infrastructure Financing Plan is available for inspection on the PFA website at:

<https://www.cityofsacramento.gov/finance/infrastructure-finance/special-districts/enhanced-infrastructure-financing-districts>.

To the extent any planned infrastructure funded by the amended Infrastructure Financing Plan will result in physical changes to the environment, those changes have been studied in the following relevant CEQA documents: Railyards Specific Plan Environmental Impact Report SCH No. 2006032058 (Resolution #2007-903), the Railyards Specific Plan Update, Kaiser Permanente Medical Center and Stadium Subsequent Environmental Impact Report (Resolution #2016-0379) and Addendum. None of the circumstances set forth in Public Resources Code section 21166 and Guidelines sections 15162 and 15183 require additional environmental review. The affordable housing component of the EIFD is only a funding mechanism at this point and therefore exempt from environmental review pursuant to CEQA Guidelines section 15378(b)(4). When a specific affordable housing project is identified and proposed, it will be reviewed for CEQA compliance. The creation of the funding mechanism does not commit the City to any particular affordable housing project or require its construction. The relevant CEQA documents cited above can be found at the links included in Exhibit B attached to this notice.

Copies of the proposed amended Infrastructure Financing Plan will be available to the public and each landowner within the amended EIFD boundaries at the meeting. At the meeting any and all persons having any comments on the proposed amended Infrastructure Financing Plan or the expansion of the EIFD may appear to provide written or oral comments to the EIFD.

The designated contact person to receive and process requests for materials and to receive written comments to the amended Infrastructure Financing Plan and who maintains a copy of the boundary map, relevant CEQA documents, and the proposed amended Infrastructure Financing Plan for public inspection is Sini Makasini, Senior Development Project Manager, Finance Department, (916) 808-7967 (915 I Street, 5th Floor, Sacramento CA 95814).

****Environmental Determination:** The action involves review of the potential financing mechanisms for improvements associated with the Railyards Development project. The action is not considered a project under CEQA. The action involves review and discussion of the creation of a government funding mechanism or other government fiscal activities, which do not involve any approval or commitment to any specific project which may result in a potentially significant physical impact on the environment. CEQA Guidelines section 15378(b) (4) & (5); 15060(c)(3). To the extent planned infrastructure funded by the financing mechanism will result in physical changes to the environment, those changes have been studied in the Railyards Specific Plan Environmental Impact Report SCH No. 2006032058 (Resolution #2007-903), the Railyards Specific Plan Update, Kaiser Permanente Medical Center and Stadium Subsequent Environmental Impact Report (Resolution #2016-0379) and Addendum. None of the circumstances set forth in Public Resources Code section 21166 and Guidelines sections 15162 and 15183 require additional environmental review.

EXHIBIT A
Boundary Map

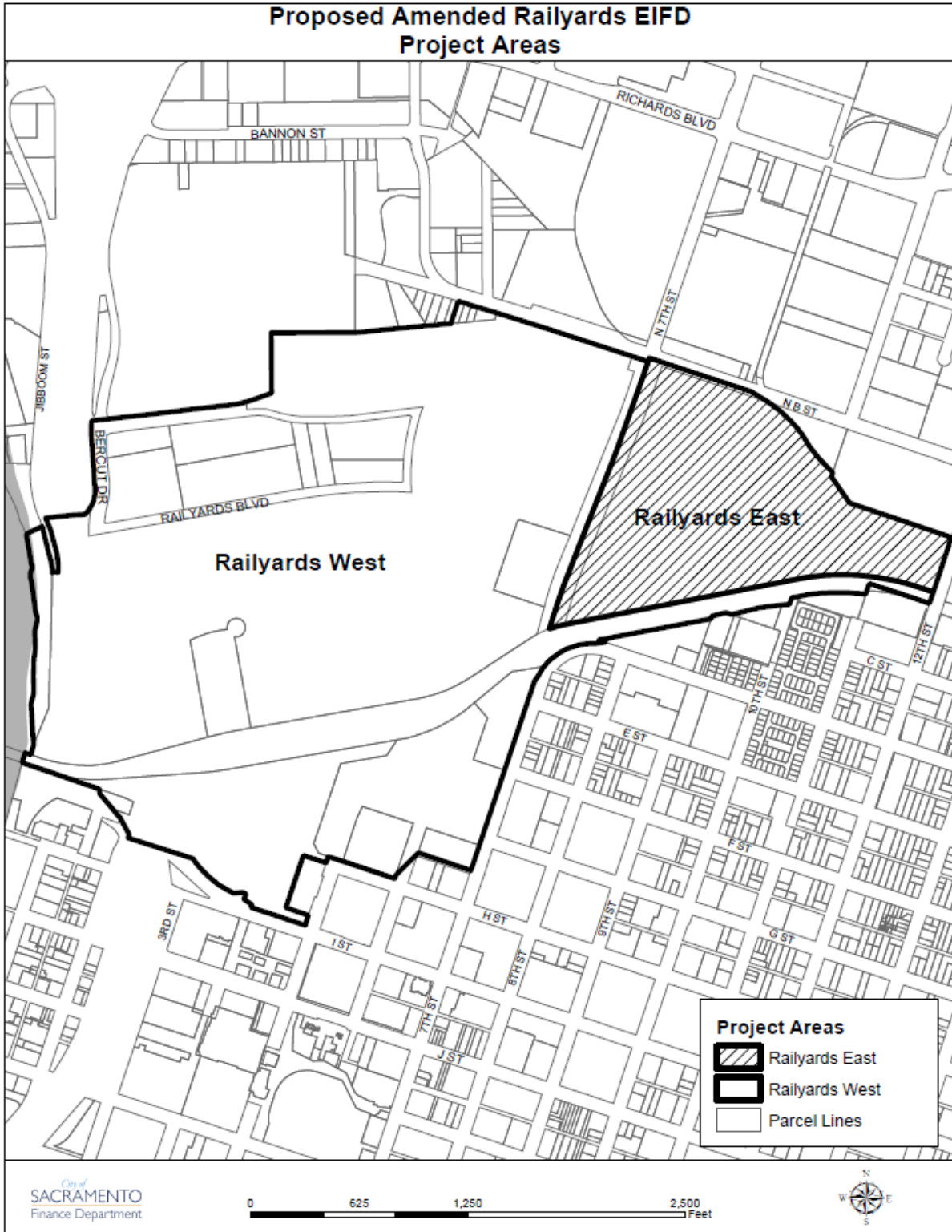


EXHIBIT B

Environmental Document Links

1. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards_Resolution-No-2007-903-EIR.pdf
2. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards_Draft-EIR.pdf
3. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards_Draft-EIR-Appendices-A-P.pdf
4. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards_Draft-EIR-Appendix-Q.pdf
5. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards_Final-EIR.pdf
6. <https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports/railyards-specific-plan-eir>
7. https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards-Final-SEIR_October-2016.pdf
8. <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards-SEIR-Errata-11116Finalpdf.pdf>
9. <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/Railyards-Paint-Shops-Addendum-Z21-107.pdf>
10. <https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Environmental-Impact-Reports/Railyards-Specific-Plan/RSPU%20NOD%20Stamped+Receipt.pdf>