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Via E-mail (records@cityofsacramento.org)

Sacramento Office of the City Clerk,
Records Section

Re: Public Records Act Request

Dear Office of the City Clerk, Records Section:

This letter is to request access to records in the possession of the City of Sacramento for the purpose of inspection and copying pursuant to the California Public Records Act (Government Code Section 6250 et seq.) and Article I, Section 3 of the California Constitution.

The information that I ask to inspect is as follows:

1. All communications¹ between the City of Sacramento (including, without limitation, its Mayor, Council Members, City Manager, Assistant City Manager, City Treasurer, departments and staff) [collectively the "City"] and any representatives of the National Basketball Association during the period from April 1, 2011, to the present regarding the City's proposed new Entertainment and Sports Complex ("ESC") or related to its development;
2. All communications between the City and any representatives of Anschutz Entertainment Group during the period from April 1, 2011, to the present regarding the ESC or related to its development;
3. All communications between the City and any representatives of AEG Facilities, LLC during the period from April 1, 2011, to the present regarding the ESC or related to its development;

¹ As used throughout this Public Records Act request, the term "communications" includes, without limitation, all documents and other materials relating or referring to the subject of the specific request – e.g., e-mail or other electronically delivered messages, memoranda, letters, notes or transcripts of phone conversations, notes or transcripts of meetings or videoconferences, contracts, agreements, memoranda of understanding, guarantees, proposals, requests for proposals, requests for qualifications, letters of intent, notices, agendas, minutes, reports, analyses, statements, term sheets, budgets, appraisals, structural outlines, plans, projections, studies, estimates, drawings, charts, graphs, PowerPoint or other audiovisual presentations, press releases, etc.

4. All communications between the City and any representatives of Inland American during the period from April 1, 2011, to the present regarding the ESC or related to its development;
5. All communications between the City and any representatives of Goldman, Sachs & Co. during the period from April 1, 2011, to the present regarding the ESC or related to its development;
6. All communications between the City and any representatives of Bank of America/Merrill Lynch during the period from April 1, 2011, to the present regarding the ESC or related to its development;
7. All communications between the City and any representatives of Barrett Sports Group, LLC during the period from April 1, 2011, to the present regarding the ESC or related to its development;
8. All communications between the City and any representatives of Walker Parking Consultants during the period from April 1, 2011, to the present regarding the ESC or related to its development;
9. All communications between the City and any representatives of ICON Venue Group, LLC during the period from April 1, 2011, to the present regarding the ESC or related to its development;
10. All communications between the City and any representatives of David S. Taylor Interests, Inc. during the period from April 1, 2011, to the present regarding the ESC or related to its development;
11. All communications between the City and any representatives of ICON-Taylor during the period from April 1, 2011, to the present regarding the ESC or related to its development;
12. All communications between the City and any representatives of CIM Group during the period from April 1, 2011, to the present regarding the ESC or related to its development;
13. All communications between the City and any representatives of Taylor/CIM during the period from April 1, 2011, to the present regarding the ESC or related to its development;
14. All communications between the City and any representatives of Populous during the period from April 1, 2011, to the present regarding the ESC or related to its development;
15. All communications between the City and any representatives of Turner Construction Company during the period from April 1, 2011, to the present regarding the ESC or related to its development;

16. All communications between the City and California State Senate President Pro Tem Darrell S. Steinberg or any of his staff/representatives during the period from April 1, 2011, to the present regarding the ESC or related to its development;
17. All communications between the City and United States Representative Doris O. Matsui or any of her staff/representatives during the period from April 1, 2011, to the present regarding the ESC or related to its development;
18. All communications between the City and any representatives of the California Department of Transportation during the period from April 1, 2011, to the present regarding the ESC or related to its development;
19. All communications between the City and any representatives of the California Department of Transportation during the period from April 1, 2011, to the present regarding potential impacts to the state and/or interstate highway system which may result from the development and/or operation of the ESC;
20. All communications between the City and any representatives of the Governor's Office of Planning and Research during the period from April 1, 2011, to the present regarding the ESC or related to its development;
21. All communications between the City and any representatives of the County of Sacramento and/or its Department of Transportation during the period from April 1, 2011, to the present regarding the ESC or related to its development;
22. All communications between the City and any representatives of the State of California Native American Heritage Commission during the period from April 1, 2011, to the present regarding the ESC or related to its development;
23. All communications between the City and any representatives of the California High Speed Rail Authority during the period from April 1, 2011, to the present regarding the ESC or related to its development;
24. All communications between the City and any representatives of the California Regional Water Quality Control Board and/or its Central Valley Region during the period from April 1, 2011, to the present regarding the ESC or related to its development;
25. All communications between the City and any representatives of the California Public Utilities Commission during the period from April 1, 2011, to the present regarding the ESC or related to its development;
26. All communications between the City and any representatives of the California Department of Toxic Substances Control during the period from April 1, 2011, to the present regarding the ESC or related to its development;

27. All communications between the City and any representatives of the City of West Sacramento during the period from April 1, 2011, to the present regarding the ESC or related to its development;
28. All communications between the City and any representatives of the California Department of Parks and Recreation during the period from April 1, 2011, to the present regarding the ESC or related to its development;
29. All communications between the City and any representatives of the Sacramento Air Quality Management District during the period from April 1, 2011, to the present regarding the ESC or related to its development;
30. All communications between the City and any representatives of the Sacramento Regional Transit District during the period from April 1, 2011, to the present regarding the ESC or related to its development;
31. All communications between the City and any representatives of the California Natural Resources Agency and/or its Central Valley Flood Protection Board during the period from April 1, 2011, to the present regarding the ESC or related to its development;
32. All communications between the City and any representatives of the Downtown Sacramento Partnership during the period from April 1, 2011, to the present regarding the ESC or related to its development;
33. All communications between the City and any representatives of the Downtown Sacramento Partnership's ESC Working Group during the period from April 1, 2011, to the present regarding the ESC or related to its development;
34. All communications between the City and any representatives of the Urban Land Institute or its Daniel Rose Center during the period from April 1, 2011, to the present regarding the ESC or related to its development;
35. All communications between the City and any representatives of the Old Sacramento Business Association and/or its Executive Board during the period from April 1, 2011, to the present regarding the ESC or related to its development;
36. All communications between the City and any representatives of the Midtown Business Association and/or its Transportation Committee during the period from April 1, 2011, to the present regarding the ESC or related to its development;
37. All communications between the City and the representatives of any and all Native American tribes in accordance with the State of California's Tribal Consultation Guidelines during the period from April 1, 2011, to the present regarding the Railyards Environmental Impact Report ("Railyards EIR") and/or the development of the ESC;

38. All proposals made to the City from April 1, 2011, to the present regarding financing the construction and/or operation of the ESC;
39. All proposals made to the City from April 1, 2011, to the present regarding the construction of the ESC or any other construction projects related thereto;
40. All proposals made to the City from April 1, 2011, to the present regarding the monetization of any and all City-owned parking assets in order to assist in financing the construction and/or operation of the ESC;
41. All proposals made to the City from April 1, 2011, to the present regarding the construction of new parking facilities in connection with the development and/or operation of the ESC;
42. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to land use entitlements for the 184-acre Natomas arena site ("Natomas Property");
43. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the development of the Natomas Property;
44. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to any sale or lease of the Natomas Property;
45. All documents discussing, concerning, referring, relied upon in the preparation of, or otherwise related to the ESC Technical Review Report dated September 13, 2011 ("ESC TRR");
46. All documents discussing, concerning, referring, relied upon in the preparation of, or otherwise related to the Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the ESC dated September 27, 2011;
47. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the Railyards Specific Plan ("RSP") – including, without limitation, all documents related to the need for the RSP to be amended to address the development of the ESC and its associated facilities within the Depot District;
48. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the Railyards EIR – including, without limitation, all documents related to the need to supplement the Railyards EIR and/or to prepare a subsequent Environmental Impact Report in order to approve the ESC;
49. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to new infrastructure needs to support the operation of the ESC – including, without limitation, the relocation or installation of sewers, the interim detention basin, storm drainage and water distribution mains;

50. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the timing, construction duration, cost and funding sources for the projects referred to in Request Number 49 above;
51. All documents from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the funding of additional transportation elements needed for the operation of the ESC beyond those already programmed and funded for construction (as referred to at pages 39-40 of the ESC TRR) – including, without limitation, the Bercut/Jibboom/Railyards Intersection, the extension of 3rd Street, the realignment of the Light Rail Station at H Street, the extension of F and H Streets, the relocation of the bus area, and the relocation of the Track Relocation detention basin;
52. All communications between the City and any federal or state agencies from April 1, 2011, to the present discussing, concerning, referring or otherwise relating to the funding of additional transportation elements needed for the operation of the ESC beyond those already programmed and funded for construction (as referred to at pages 39-40 of the ESC TRR) – including, without limitation, the Bercut/Jibboom/Railyards Intersection, the extension of 3rd Street, the realignment of the Light Rail Station at H Street, the extension of F and H Streets, the relocation of the bus area, and the relocation of the Track Relocation detention basin; and
53. All communications from April 1, 2011, to the present between the City and any federal government agencies (including, without limitation, the Federal Highway Administration, the Federal Railroad Administration and the Federal Transit Administration) regarding the need for review of the ESC project under the National Environmental Policy Act.

This request reasonably describes identifiable records or information to be produced from that record. If you are unable to comply with this request because you believe it is not focused or effective, California Government Code Section 6253.1(a) requires you to: (1) assist me in identifying the records and information that are responsive to my request or to the purpose of my request; (2) describe the information technology and physical location in which the records exist; and (3) provide me with suggestions for overcoming any practical basis for denying access to the records or information I am seeking.

Pursuant to Government Code Section 6253(b), I ask that you make the records “promptly available,” for inspection and copying, based on my payment of “fees covering direct costs of duplication or statutory fee, if applicable.” I believe that no express provisions of law exist that exempt the records from disclosure. As you determine whether this request seeks copies of disclosable public records, be mindful that Article I, Section 3 (b)(2) of the California Constitution requires you to: (1) broadly construe a statute, court rule, or other authority if it furthers the right of access to the information I have requested; and (2) to narrowly construe a statute, court rule, or other authority if it limits my right of access.

If a portion of the information I have requested is exempt from disclosure by express provisions of law, Government Code Section 6253(a) additionally requires segregation and deletion of that



material in order that the remainder of the information may be released. If you determine that an express provision of law exists to exempt from disclosure all or a portion of the material I have requested, Government Code Section 6253(c) requires notification to me of the reasons for the determination not later than 10 days from your receipt of this request.

Government Code Section 6253(d) prohibits the use of the 10-day period, or any other provisions of the Public Records Act, "to delay access for purposes of inspecting public records."

Thank you for your timely attention to my request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Mirell'.

Douglas E. Mirell
Partner