

RESOLUTION NO. 87-054

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

August 4, 1987

CERTIFYING THE COMPLETION OF AND MAKING FINDINGS ON THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE LIBRARY PLAZA PROJECT

WHEREAS, an Environmental Impact Report (the "EIR") on the Library Plaza Project (the "Project") also known as the Central Library Expansion project, has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., hereinafter "CEQA") and the administrative guidelines thereunder, (14 Cal, Adm. Code Section 15000 et seq., hereinafter the "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the DRAFT EIR has been published in a newspaper of general circulation; and

WHEREAS, the Draft EIR has been revised and supplemented in response to said comments, and the resulting Final EIR was prepared and submitted to the Council of the City of Sacramento (the "Council"); and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and the Council on July 21, 1987, on the Final EIR, and all interested persons present having been heard, and said Final EIR and all comments and responses thereto having been considered; and

WHEREAS, the Final EIR consists of the DRAFT EIR, as revised and supplemented, incorporating all comments received and the responses of the Agency and the Council thereto as of the date hereof made a part of the Agency's Report on the Library Plaza Project; now, therefore,

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BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The above statements are true and correct.

Section 2. The Agency hereby certifies that the Final Environmental Impact Report for the Library Plaza Project has been completed in compliance with CEQA, CEQA guidelines and local procedures adopted by the Agency pursuant thereto, and that the Agency has reviewed and considered the information contained in the Final Environmental Impact Report.

Section 3. The Agency hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects set forth in said Exhibit A, and further approves the statement of facts set forth in said Exhibit A. Based on such findings and statement of facts, the Agency hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened to an insignificant level, except that the development of the Library Plaza Project would result in the demolition of historic structures, the disturbance of historic artifacts and the alteration of a locally listed historic district resulting in the potential loss of historic tax credits. Based on the foregoing, the Agency finds and determines that the Library Plaza Project will have a significant effect upon the environment.

Section 4. As to the significant environmental effects identified in Section 3 of this resolution which are not eliminated or substantially lessened, the Agency hereby adopts the following statement of overriding considerations:

The Agency hereby finds that, based on the findings and statement of facts set forth in Exhibit A, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the Library Plaza Project is supported because the Library Plaza Project will, in furtherance of the adopted redevelopment plan for the area, (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated public library and facilities; (b) provide expanded, efficient and renovated library and public facilities; (c) generate 1,300 permanent private sector jobs; (d) provide \$649,000 of annual revenues to local government; (e) strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth; (f) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (g) increase the retail and other commercial use and availability in the downtown area; (h) implement

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performance criteria which assure high site-design standards, environmental quality and other design element standards which provide unity and integrity to the entire Project site; (i) generate significant additional parking; (j) create significant numbers of transit riders; (k) act as a catalyst to revitalization of J Street and an inducement to investors; and (l) create upgraded retail space and significant additional office space on the site.

Section 5. In the event that it is determined that the significant effects identified in Section 3 are not mitigated or substantially lessened, the Agency hereby finds that, based on the Final EIR and/or other information contained in the record, its action to approve and carry out the Library Plaza Project is supported for the reasons specified in Section 4 of this Resolution.

Section 6. Upon approval and adoption of the Library Plaza Project by the Agency, the Secretary of the Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15094 of the State CEQA Guidelines.


CHAIR

ATTEST:


SECRETARY

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EXHIBIT A

FINDINGS ON SIGNIFICANT EFFECTS

1. Description of significant effect:

Police Services: Cumulative development within a five-block radius would require 12 additional officers.

The Agency finds that as to such significant effect identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [X] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The fact supporting this finding is as follows:

The capital and annual cost of such police services in the area will be paid by property taxes, sales taxes and other public revenues generated by the cumulative projects. Police officers will be added as needed and the Council will see that such revenue is applied to offset cumulative costs.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

2. Description of significant effect:

Fire Services: Cumulative development within the area would require additional firefighting equipment and resources.

The Agency finds that as to such significant effect identified above:

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- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
 - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The fact supporting such finding is as follows:

The City Council shall require the following for all new development:

Fire alarm systems will be installed in all of the project buildings; all alleys (access corridors) will be designed to accommodate fire trucks and equipment; if necessary, buildings will have booster stations to provide adequate water pressure. In addition, the City will ensure that firefighting resources are adequate to meet cumulative demand.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

3. Description of significant effect:

Solid Waste: Cumulative development in the vicinity of the project would generate about 16,500 tons per year or 45 tons per day.

The Agency finds that as to such significant effect identified above:

- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- Such changes or alterations are within the responsibility and jurisdiction of another

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public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The fact supporting such finding is as follows:

The City Solid Waste Division has recommended the use of compactor machines in large scale developments. Both the City and the project applicant shall use compactors on this project. In addition, where necessary, the City will require use of compactors or other measures for other large-scale projects in the area to mitigate the cumulative impacts.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

4. Description of significant effect:

Land Use: The project would include the demolition of the Californian Hotel which would require the relocation of about 112 tenants and the loss of 112 low income residential units, or approximately 38,000 s.f. of low income housing. The project will displace existing businesses on the site.

The Agency finds that as to such significant effect identified above:

- [X] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

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The facts supporting such findings are as follows:

All relocation payments and benefits that are available will be paid. In addition to state relocation requirements, the following mitigation measures will be used:

- a) By City Ordinance and other statutes and negotiations, the project applicant must pay a relocation fee of not less than \$1,500 to each tenant of a residential hotel;
- b) In response to the residential displacement, SHRA will establish a \$1,000,000 sinking trust to purchase 112 units of low income housing, to be made available on a first priority basis to the present tenants of the Californian Hotel.
- c) Government Code 7260 et. seq. provides relocation assistance to displacees, both residential and commercial.
- d) Residential displacees will be provided with the technical assistance of the Agency's relocation specialist to secure decent, safe and sanitary housing.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

5. Description of significant effect:

Land Use: Cumulative development in the project vicinity would substantially increase gross leasable office, retail and parking space resulting in increased demands on City services.

The Agency finds that as to such significant effect identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [X] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

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- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The fact supporting such finding is as follows:

The City will coordinate the extent and timing of development, to ensure that there are adequate facilities and resources to accommodate the rapid rate of development within the Central City and especially within the Downtown core area.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

6. Description of significant effect:

Visual Quality: Demolition of existing structures on site and modification to the Library will alter the existing visual quality of the site.

The Agency finds that as to such significant effect identified above:

- [X] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) The scale, fenestration, and texture and quality of materials of the existing library will be used as a guide in the design of the Library Plaza project to ensure architectural continuity;
- b) The Initial Study projected an 18-20 story office tower. However, after assessment of potential impacts the height was reduced to 11 stories.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

7. Description of significant effect:

Visual Quality: Construction of the office tower, library expansion and parking lot on the project site will alter the visual quality of the project site and the immediate vicinity.

The Agency finds that as to such significant effect identified above:

- [X] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) Preliminary project designs comply with guidelines in the Urban Design Plan regarding building massing, setbacks, preferred street edge uses, and streetscaping;
- b) The project applicant will be required to work closely with the City Planning Department to ensure that project design elements comply with all Urban Design Plan guidelines. These guidelines include preservation of the 9th, I and J Street view corridors; establishing a more formal commercial character along the 9th and 10th Streets "central core/civic spine"; incorporation of lawn parkways along the I Street frontage; and provision of pedestrian amenities and street furnishings.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

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8. Description of significant effect:

Cultural Resources: The project will cause the removal of one priority structure and two essential structures to allow for new construction and alteration of the existing library to allow for library expansion, parking garage and the office construction.

The Agency finds that as to such significant effect identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) The Agency and project applicant will record structures with measurements, photographs, description, and archival documentation prior to removal of buildings.
- b) Impacts to the existing, historic library structure will destroy as little original design and fabric as is possible and the new construction will be compatible in design, scale, and material with the historic library. The existing library will be photographed and measured for archival records prior to any renovation/alteration.
- c) The above measures will not, however, reduce the impact to an insignificant level. Alternatives being reviewed further as a part of the Arts in Public Places Program are: rehabilitation and incorporation of structures or facades of structures into the project, relocation to another site or another location on the project site of either the entire building or facade.

Such alternatives would not allow expansion of the existing historic Library in a manner most sensitive to the integrity of the historic design features and

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would not provide the most functional and efficient layout of the Library expansion. Such alterations would increase the costs with no identified source of funding and would likely result in the project not being implemented.

In addition, site constraints due to the square footage requirements and programmatic requirements of the library made the alternatives infeasible.

Benefits of the project are:

- d) The project as conceived would save and restore the existing historic library.
- e) The project will create significant additional parking on the project site.
- f) The project will create upgraded retail uses.
- g) The project will create additional office space.
- h) The project will create a more efficient library system and building layout.
- i) The project will generate 1,300 permanent jobs.
- j) The project will generate additional local government revenues of \$649,000 per year.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

9. Description of significant effect:

Cultural Resources: Potential disturbance of historic and prehistoric artifacts that may be present below the ground surface of the site.

The Agency finds that as to such significant effect identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

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- [X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) A qualified archaeologist shall be retained to conduct an on-site archaeological survey and evaluation prior to the site clearance phase and the construction phase of the project.
- b) If any resources are found by the archaeological survey, the archaeologist will develop recommendations for protection of the resources.
- c) If any other significant archaeological resources are encountered during construction activity, all such activity shall be suspended and an archaeologist retained to evaluate the resources and develop recommendations for preservation.

The mitigation measures listed above do mitigate the impact on archeological resources but do not reduce the impacts to a less than significant level. The potential for historic archeological resources to exist throughout the site is high and the only identified method of avoiding an impact would be to not construct on the site. This is not a feasible alternative and would result in the loss of an expanded, efficient library system; 1,200 to 1,300 jobs created by the proposed development; and loss of additional parking for the block.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

10. Description of significant effect:

Cultural Resources: Potential removal of disturbance of historic archaeological resources present on site including areas beneath sidewalks and basements of earlier buildings.

The Agency finds that as to such significant effect identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.

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- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) Such resources will be recorded, photographed, measured and documented by archival research. Further mitigations would remove, preserve, and or install below grade remnants of 19th century structures in an interpretive display elsewhere on the block. An archeologist would survey resources prior to any demolition and recommend protective measures if the resources are to be retained or moved.
- b) The Agency's analysis of project costs show that additional expenses of the alternatives reviewed would require additional and unidentified sources of funding in order to carry out the project. Only the mitigation listed above could be financed within the identified budget; any other measures would require a reassessment of the ability to fund the project and would likely prevent implementation of the project.
- c) The above measures will not, however, reduce the impact to an insignificant level. Alternatives reviewed but not selected were: retention of remaining elements and incorporation into an interpretive display elsewhere on the block; retention of resources in place and development into an interpretive site.

Benefits of the project are:

- d) The project as conceived would save and restore the existing historic library.
- e) The project will create significant additional parking on the project site.
- f) The project will create upgraded retail uses.
- g) The project will create additional office space.
- h) The project will create a more efficient library system and building layout.

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- i) The project will generate additional local government revenues of \$649,000 per year.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

11. Description of significant effect:

Cultural Resources: Loss of Preservation Area #14 structures may affect delineation of area and acquisition of potential federal tax credits.

The Agency finds that as to such significant effects identified above:

- [] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

- a) Impacts may be partially mitigated through library preservation efforts and the quality and compatibility of design of new construction on the block.
- b) The above measures will not, however, reduce the impact to an insignificant level. Alternatives reviewed but not adopted were: the retention of the essential and priority structures within the Preservation Area. Such alternatives would not allow expansion of the existing historic library in a manner most sensitive to the integrity of the historic design features and would not provide the most functional and efficient layout of the library expansion. Such alterations would increase costs with no identified source of funding and would likely result in the project not being implemented.

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- c) In addition, site constraints due to the square footage requirements and programmatic requirements of the library made the alternatives infeasible.

Benefits of the project are:

- d) The project as conceived would save and restore the existing historic library.
- e) The project will create significant additional parking on the project site.
- f) The project will create upgraded retail uses.
- g) The project will create additional office space.
- h) The project will create a more efficient library system and building layout.
- i) The project will generate 1,300 permanent jobs.
- j) The project will generate additional local government revenues of \$649,000 per year.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

12. Description of significant effect:

Cultural Resources: New construction of larger scale buildings containing large unbroken surface areas will change the scale and character of J Street, 8th and 9th Streets, bordering Plaza Park. Human scale provided by original shop (parcel) divisions and height may be lost.

The Agency finds that as to such significant effect identified above:

- [X] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.
- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

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[] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The fact supporting such finding is as follows:

Impacts will be mitigated by careful and compatible design of new streetscape. Installation of permanent awnings at street level will mitigate loss of scale and rhythm formerly established with shop front divisions.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

13. Description of significant effect:

Cultural Resources: The east-west alley and cobbled paving will be removed, resulting in loss of historic street paving design and material. The project may cause removal of granite curbstones on the block.

The Agency finds that as to such significant effect identified above:

[] Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final EIR.

[] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

[X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such finding are as follows:

- a) To mitigate such impacts, alley appearance and curb appearance will be recorded and photographed and cobblestones and curbstones will be removed and retained for possible use elsewhere.
- b) The above measures will not, however, reduce the impact to an insignificant level. Alternatives reviewed but not selected were: retain current

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alley level, surface, and orientation and incorporate into project. It is recognized that mitigation "a" does reduce the impact to a certain degree but not to an insignificant level. The alternatives considered would, however, increase costs with no identified source of funding and would likely result in the project not being implemented.

- c) In addition, site constraints due to the square footage requirements and programmatic requirements of the library make the alternative of retaining the alley infeasible.

Benefits of the project are:

- d) The project as conceived would save and restore the existing historic library.
- e) The project will create significant additional parking on the project site.
- f) The project will create upgraded retail uses.
- g) The project will create additional office space.
- h) The project will create a more efficient library system and building layout.
- i) The project will generate 1,300 permanent jobs.
- j) The project will generate additional local government revenues of \$649,000 per year.

This finding is supported by substantial evidence in the record of the proceedings before the Agency.

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