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RESOLUTION NO.

86-031

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

June 17, 1986

**CERTIFYING THE COMPLETION OF AND
MAKING FINDINGS ON THE FINAL
ENVIRONMENTAL IMPACT REPORT FOR THE
AMENDED REDEVELOPMENT PLAN FOR THE
MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT
AND IMPLEMENTATION STRATEGY**

WHEREAS, an Environmental Impact Report (the "EIR") on an Amended Redevelopment Plan (the "Amendment") for the Merged Downtown Sacramento Redevelopment Plan Project (the "Project") and Implementation Strategy was 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.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Adm. Code Section 15000 et seq., hereinafter the "State 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 was published in a newspaper of general circulation; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received and the Agency's response to said comments, and as so revised and supplemented, a Final EIR was prepared and submitted to the City Council of the City of Sacramento (the "Council"); and

WHEREAS, a joint public hearing was held by the Agency and the Council on June 17, 1986, on the Amendment and the Final EIR relating thereto, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto 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 Amendment; 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 Amended Redevelopment Plan for the project has been completed in compliance with the California Environmental Quality Act, the State 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 has reviewed the EIR documents and evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

Section 4. 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 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. Based on the foregoing, the Agency finds and determines that the Amended Redevelopment Plan for the Project will not have a significant effect upon the environment.

Section 5. In the event that it is determined that the significant effects identified in Section 4 as being eliminated or substantially lessened are not mitigated or substantially lessened, 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 Amended Redevelopment Plan is supported because it will encourage and assist in effectuating the objectives of the original Redevelopment Plan by eliminating blight, coordinating public and private actions to stimulate development and improving the social, economic and physical conditions of the Project Area.

Section 6. Upon approval and adoption of the Amended Redevelopment Plan by the Council, the Secretary of the Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

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CHAIR

ATTEST:

William H. 3 Year
SECRETARY

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EXHIBIT A

FINDINGS ON SIGNIFICANT EFFECTS

1. Description of significant effect:

Land Use: The Docks/Crocker Study Area and the Southwest Neighborhood land use impacts (Project Area 4) could be locally significant. Additional study is recommended in relation to rezoning the Southwest Neighborhood. A separate environmental assessment is recommended for the Docks/Crocker Study Area, Project Area 4.

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 mitigate or avoid the significant environmental effects thereof as identified in the Final EIR or stated in the May 5, 1986 staff report to the Sacramento Housing and Redevelopment Commission and City Planning Commission.

[] 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 Supplemental EIR.

The facts supporting the finding are as follows:

1. In the staff report and public hearing of May 5, 1986, the Agency identified the impracticability of rezoning the Southwest Neighborhood at the present time due to existing Developer's Disposition Agreements and Owner's Participation Agreements which specifically exclude residential land use.
2. The Agency has adopted a policy that an environmental assessment of the Docks Area Development Project, if and when plans are developed, will be conducted according to CEQA guidelines.

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2. Description of significant effect:

Traffic, Circulation, and Parking: The additional development due to the Downtown Redevelopment Plan Update could generate cumulative significant traffic impacts.

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 would mitigate or avoid significant environmental effects 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 Supplemental EIR.

The facts supporting the findings are as follows:

1. The City will continue to attempt to reduce auto usage in the redevelopment area by means of increased transit use and light rail use. Increased use of transit, light rail, and a shuttle system to peripheral parking will work towards this goal as outlined in the Transportation Management Plan Handbook and the Trip Reduction Ordinance adopted by the City of Sacramento.
2. A Transportation Task Force will be set up by the Redevelopment Agency to address various issues concerning transportation, circulation and parking. The charge of the Task Force is specified in Resolution No. 85-027 of the Redevelopment Agency of the City of Sacramento.
3. The City will continue to monitor and cross check with the Agency the amount and location and type of parking demand as redevelopment occurs, and will continue to update and tailor plans to meet the demand in the most efficient manner possible.

4. The Redevelopment Plan Update includes a series of measures to improve the existing parking supply to meet future demand. The measures include (1) expansion of Core Area short term parking facilities to meet projected increases in demand with Parking Garage D-1 and the City Garage at 10th and I; (2) provision of new public parking facilities for employees on the edge of the office district through a shuttle system to under-freeway parking; and (3) continued requirements on private parking for new development.

3. Description of significant effect:

Community Character/Urban Design: There are several conflicts with regard to established high priority preservation buildings and the proposed height guidelines.

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

Changes or alterations have been required in or incorporated into, the project which mitigate or avoid significant environmental effects 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 the findings are as follows:

1. The EIR for the Sacramento Downtown Redevelopment Plan update is a programmatic EIR for the addition of land to one are and the merger of the four existing project areas, and therefore, deals with the overall impacts of the proposed update. Specific issues, such as development conflicts with historic buildings will be addressed in a more specific form in the Urban Design Study, which is now underway, and which will include a project specific EIR.

4. Description of significant effect:

Historic Resources: Impacts on certain buildings could be significant. The Urban Design Study will attempt to minimize potential impacts.

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 mitigate or avoid significant environmental effects 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 the findings are as follows:

1. The Urban Design Study will address potential conflicts between height guidelines and historic buildings in the Study Area.
2. The Agency, in conjunction with Sacramento Heritage, has established a Facade Rebate, Commercial Rehab Loan, and Facade Easement Program for older/historic structures that will provide new economic assistance towards the retention of these buildings in the redevelopment area. At the same time, the Agency will support new construction densities that will help reduce pressures for redevelopment of nearby historic buildings.
3. The Agency, on April 2, 1985, adopted Resolution No. 85-027, establishing height guidelines for buildings located in particularly sensitive locations:
 - (a) buildings located around the perimeter of Capitol Park and Plaza Park, along K Street Mall, and adjacent to the Crocker Art Museum shall mitigate their impact on such areas by measures including, but not limited to set backs from the street or steps back above a certain height. The nature of such measures shall be finalized in the Urban Design Manual. Such manual shall also contain criteria with respect to location of high rise buildings which ensure the retention of adequate sunlight in the office and retail districts.
 - (b) the City shall review the design of high rise buildings to assure, among other things, the integrity of key historical resources, the enhancement of the pedestrian environment, and proper mixture of heights. The specific criteria for review shall be contained in the Urban Design Manual.

4. The Agency or project developer will identify the potential for archaeological resources based on the City's study of potentially significant archaeological sites (Museum and History, 1982) and will, prior to project implementation, take appropriate action per State and Federal guidelines/laws to identify and mitigate any impact to such resources. This will occur on a project by project basis.

5. Description of significant effect:

Population, Employment, and Income Characteristics: Some persons and businesses could be displaced by redevelopment activities.

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

Changes or alterations have been required in or incorporated into the project which mitigate or avoid significant environmental effects 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 the finding are as follows:

1. Relocation assistance and benefits will be extended to all persons or businesses displaced by the Agency as required by State Law.
2. No persons will be displaced from their residence by public actions until there is comparable housing available for their occupancy.
3. The Agency has established that 20% of tax increments generated in the downtown project areas will be used for housing for persons and families of low and moderate income as outlined in Resolution No. 85-027 adopted April 2, 1985 by the Redevelopment Agency of the City of Sacramento.

6. Description of significant effect:

Public Services: Additional demand for public services would be made by new commercial and residential projects resulting from redevelopment activities. Individual projects, as they are proposed, would be required to mitigate their impacts.

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

- Changes or alterations have been required in or incorporated into the project which would mitigate or avoid significant environmental effects 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 the finding are as follows:

1. No programmatic mitigation measures are recommended because individual projects would be required to mitigate their own impacts on a project by project basis.

7. Description of significant effect:

Geology/Hydrology: New development in the Redevelopment Area will be subject to ground shaking during its design life; potential liquefaction will place design constraints on new development; subsidence could be of concern if a sufficient quantity of groundwater is withdrawn during construction of Redevelopment or private projects; erosion and sedimentation in the Sacramento River could occur as a result of construction in the Docks Area.

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

- Changes or alterations have been required in or incorporated into the project which mitigate or avoid the significant environmental effects thereof as identified in the Final EIR or stated in the May 5, 1986 staff report to the Sacramento Housing and Redevelopment Commission and City Planning Commission.

- [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 facts supporting the finding are as follows:

1. No general programmatic mitigation measures are recommended, however, individual projects, as they are proposed, will require environmental assessment and possible mitigation measures depending on localized conditions.
 2. Design of new structures, based on the City enforced Uniform Building Code, will incorporate seismic safety requirements.
 3. Soil testing will be conducted as specified by the City Building Department for new development to determine whether liquefaction conditions are present and, if so, design should incorporate the necessary features to reduce potential damage during seismic activity.
 4. Groundwater replacement standards stipulated by state and federal programs will be used to mitigate potential subsidence for new development.
 5. A separate environmental impact report has been specified for the Docks Area Development Project.
8. Description of significant effect:

Starter Projects: Thirty-six starter projects are proposed over a six-year period.

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 mitigate or avoid significant environmental effects 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 the finding are as follows:

1. Until the specific design elements of individual projects have been determined, specific environmental impacts which might be significant cannot be identified.
2. Individual projects, if and when they are proposed and reach a design phase adequate to allow environmental assessment will require such assessment and mitigation of their environmental impacts.
3. The cumulative impacts of starter projects have been assessed on a programmatic basis throughout the EIR and when potentially significant impacts have been identified, they are listed along with proposed mitigation measures, in Sections 1-7 of this Exhibit A, Findings of Significant Effect.

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