

Adopted by the Redevelopment Agency of the City of Sacramento

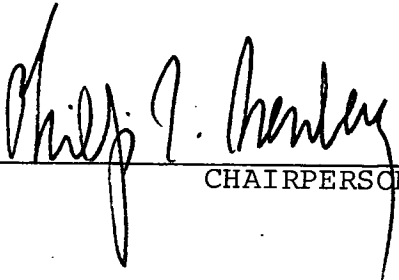
June 27, 1978

APPROVING PROJECT AND DETERMINATION OF ENVIRONMENTAL IMPACT REQUIREMENTS, 11th AND J STREETS OFFICE BUILDING, INCLUSION OF SITE IN THE CENTRAL CITY DEVELOPMENT PROJECT AREA

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

Section 1. The Redevelopment Agency hereby approves the 11th and J Office Building and inclusion of the site in the Central City Development Project Area and determines (i) that the project will not have a significant effect on the environment; and (ii) that a Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act.

Section 2. The Executive Director is authorized and directed to file that certain Notice of Determination on the 11th and J Streets Office Project with the County Clerk of the County of Sacramento.



CHAIRPERSON

ATTEST:



SECRETARY

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NEGATIVE DECLARATION

The Environmental Coordinator of the Redevelopment Agency of the City of Sacramento, California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration for the following described project:

The proposed construction of a 144,000 square foot office building on the half-block site bounded on the north by J Street, south by the alley between J and K Streets, on the east by 12th Street, and on the west by 11th Street. The proposed construction would include approximately 244 parking spaces. The 1.2 acre site would also be added to the project area of the Central City Development Project.

Attachments: Initial Study
Site Map (Exhibit A)
Environmental Questionnaire (Exhibit B)
Environmental Checklist (Exhibit C)

The Redevelopment Agency of the City of Sacramento has reviewed the proposed project and determined that the project will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

The following mitigation measures have been included in the project to avoid potentially significant effects:

See Central City Development Project EIR, Addendum A, (CH #77082204) adopted by the Redevelopment Agency of the City of Sacramento on October 11, 1977.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Procedure and Guidelines for Preparation and Processing Environmental Impact Reports (Resolution 24-10) adopted by the Redevelopment Agency of the City of Sacramento.

A copy of this Negative Declaration may be reviewed/obtained at the office of the Redevelopment Agency of the City of Sacramento, 630 I Street, Sacramento, California 95814.

Environmental Coordinator of the
Redevelopment Agency of the City
of Sacramento, a public body,
corporate and politic.

By _____
William G. Seline

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

INITIAL STUDY

Proposed construction of 11th and "J" office building.

Inclusion of one-half block site in Central City Development Project Area Boundaries.

The subject of this Environmental Assessment is the proposed construction of a 144,000 square foot office building on the half block site at 11th and "J" Streets. This document is supplemental to a final EIR adopted for the Central City Development Project, Urban Renewal Plan. The earlier document made specific reference to a high-rise office building "located at the north half of the block bounded by 11th, 12th, "J", and "K" Streets." Since more specific data on the structure is now available, the environmental effects of the development can be considered in detail.

The 1.25 acre site is bound on the north by "J" Street, on the south by the alley between "J" and "K" Streets, on the west by 11th Street and on the east by 12th Street. The parcel was originally omitted from the Redevelopment project area because it was planned to be developed for parking, a public use. Since being acquired and cleared by the parking authority, the optimum use of the site has changed to office. In order for the Housing and Redevelopment Agency to continue with site acquisition and disposition activities, the site must be included in the redevelopment project area boundaries.

The construction project consists of a 144,000 square foot office structure and a 244 space parking garage below the office. The structure will be a total of six floors above ground with two levels of parking below the level of "J" Street. The building has been designed to allow an unobstructed view of the architecture of the adjacent Historic Cathedral of the Blessed Sacramento.

The main floor of the building, according to the proposal, will house a bank operation and the upper floors will be leased office space. Parking lot entrances will be from the existing alley at 11th Street and at 12th Street.

Adjacent land uses include the Cathedral and commercial uses to the south, the Elks Lodge and Masonic Temple buildings to the north, and retail and smaller office uses to the east and west. The character of the surrounding neighborhood is generally retail and service commercial and office uses. The proposed development is compatible with the neighborhood and permitted in the existing C-3 zone of the Central Business District. The adopted general plan also supports the continued commercial development of the CBD.

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Impacts on traffic circulation, air quality, and ambient noise levels have been discussed in a general EIR adopted for the Central City Development Project by the Redevelopment Agency on October 11, 1977. The Redevelopment Agency found at that time that the implementation of the project plan would not have a significant impact on the environment.

The proposed office building and the addition of the site to the redevelopment project area do not constitute a deviation or intensification of the type of development suggested in the adopted EIR for the project area. According to Section 15069.5, a staged EIR may be prepared covering the entire project in general form. Based on the data submitted for the proposed construction as a supplement to the base EIR for the Central City Development Project, this assessment is being prepared. Neither the construction nor the operation of the building, therefore, will have a significant effect on the environment.

Any mitigation measures necessary for the implementation of the Central City Development Project are also contained in the adopted EIR.

Val Toppenberg

Val Toppenberg, Associate Planner
Sacramento City Planning Department
915 I Street
Sacramento, CA 95814

VT:dv

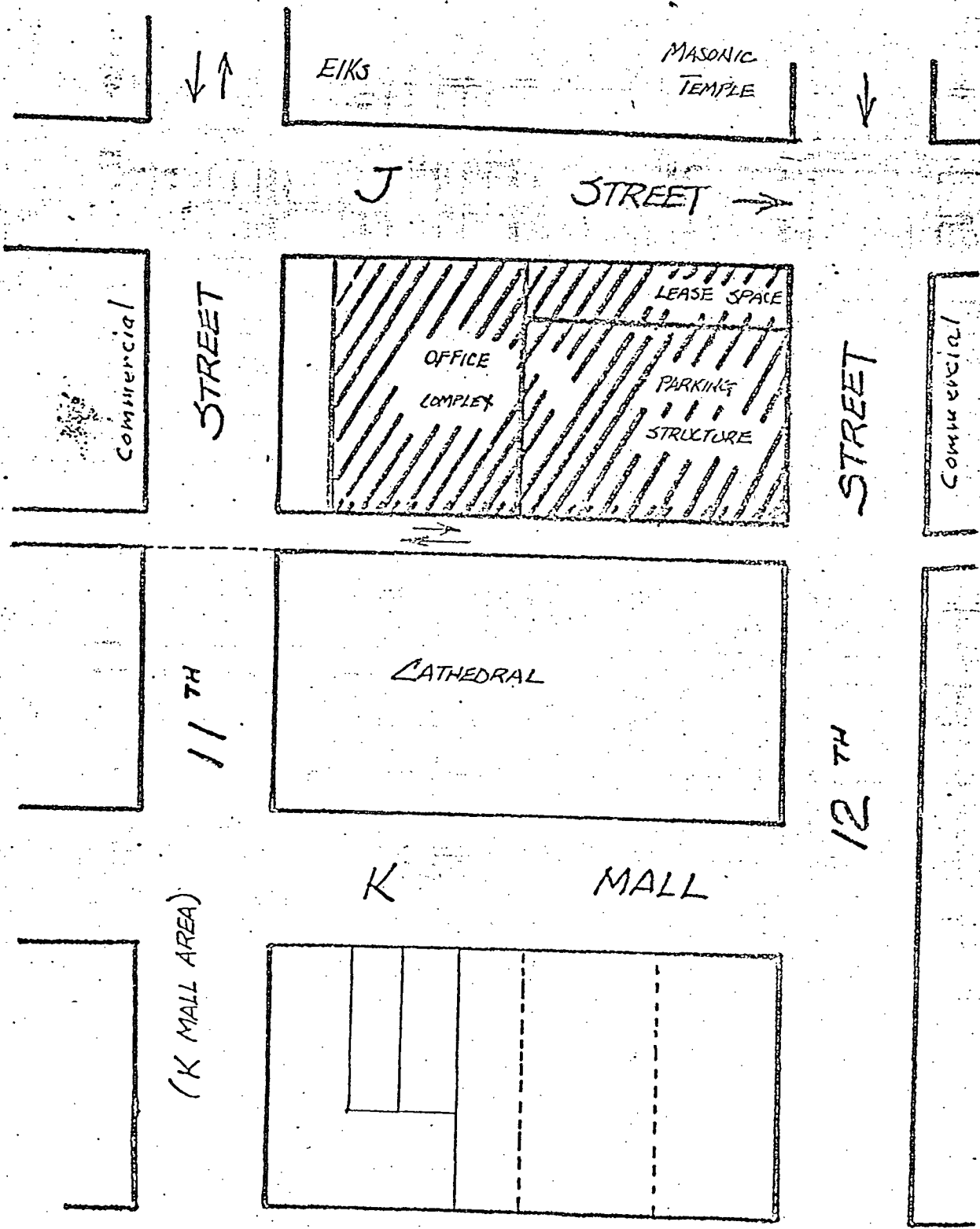
Attachments:

- Exhibit A: Map of proposed constructing site.
- Exhibit B: Environmental information form.
- Exhibit C: Environmental checklist form.

May 23, 1978

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Date Filed 16 May, 1978

Environmental Information Form
(To be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Toshi Van Blitter, c/o Sacramento Housing & Redevelopment Agency
2. Address of project: N. half block, 11/12/J/K block Assessor's Block and Lot Number 06-105-01 through 08
3. Name, address, and telephone number of person to be contacted concerning this project: Val Toppenberg, Associate Planner 915 I Street, Sacramento CA 95814, (916) 449-5604
4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: ARB (CPC); Special Permit - Parking (CPC); Redevelopment Agency, City Council approval.
6. Existing zoning district: C-3
7. Proposed use of site (Project for which this form is filed): Office structure and parking; amend Central City Development project to include site in project area.

PROJECT DESCRIPTION

8. Site size. 1.25 acres
9. Square footage. 144,000 sq. ft.
10. Number of floors of construction. 6 above ground and one below grade.
11. Amount of off-street parking provided. 244 stalls
See
12. Attach plans. ARB file
13. Proposed scheduling. - See ARB file
14. Associated projects. --
15. Anticipated incremental development. No

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16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

N/A

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

Regional office and banking 144,000 sq. ft.

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Special permit → parking

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | <u>YES</u> | <u>NO</u> | |
|------------|--------------|--|
| <u> </u> | <u> x </u> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <u> </u> | <u> x </u> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <u> </u> | <u> x </u> | 23. Change in pattern, scale or character of general area of project. |
| <u> </u> | <u> x </u> | 24. Significant amounts of solid waste or litter. |
| <u> </u> | <u> x </u> | 25. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <u> </u> | <u> x </u> | 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <u> </u> | <u> x </u> | 27. Substantial change in existing noise or vibration levels in the vicinity. |
| <u> </u> | <u> x </u> | 28. Site on filled land or on slope of 10 percent or more. |
| <u> </u> | <u> x </u> | 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |

YES NO

30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

See proposal on file - ARB

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Proposal on file - ARB

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 16 May, 1978

Val G. Topal
(Signature)

For Sacramento Housing & Redevelopment
Agency

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APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To be completed by Lead Agency)

I. BACKGROUND

- 1. Name of Proponent T. Van Blitter c/o Sacramento Housing and Redevelopment Agency
- 2. Address and Phone Number of Proponent: 630 I Street
Sacramento, CA 95814
444-9210/449-5604
- 3. Date of Checklist Submitted 16 May, 1978
- 4. Agency Requiring Checklist City of Sacramento
- 5. Name of Proposal, if applicable 11th & J office building

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth.</u> Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	---	---	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	---	---	<u>X</u>
c. Change in topography or ground surface relief features?	---	---	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	---	---	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	---	---	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	---	---	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. <u>Air.</u> Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. <u>Water.</u> Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	---	---	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	---	---	<u>X</u>
4. <u>Plant Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	---	---	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	---	---	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	---	---	<u>X</u>
d. Reduction in acreage of any agricultural crop?	---	---	<u>X</u>
5. <u>Animal Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects or microfauna)?	---	---	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	---	---	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	---	---	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	---	---	<u>X</u>

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
6. <u>Noise.</u> Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____X_____	_____
b. Exposure of people to severe noise levels?	_____	_____	_____X_____
7. <u>Light and Glare.</u> Will the proposal produce new light or glare?	_____	_____	_____X_____
8. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____X_____	_____	_____
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____X_____
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	_____X_____
10. <u>Risk of Upset.</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____X_____
11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____X_____
12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____X_____
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____X_____

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Effects on existing parking facilities, or demand for new parking?	---	---	<u>X</u>
c. Substantial impact upon existing transportation systems?	---	---	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	---	---	---
e. Alterations to waterborne, rail or air traffic?	---	---	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	---	---	<u>X</u>
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	---	---	<u>X</u>
b. Police protection?	---	---	<u>X</u>
c. Schools?	---	---	<u>X</u>
d. Parks or other recreational facilities?	---	---	<u>X</u>
e. Maintenance of public facilities, including roads?	---	---	<u>X</u>
f. Other governmental services?	---	---	<u>X</u>
15. <u>Energy.</u> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	---	---	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	---	---	<u>X</u>

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	---	---	<u>X</u>
b. Communications systems?	---	---	<u>X</u>
c. Water?	---	---	<u>X</u>
d. Sewer or septic tanks?	---	---	<u>X</u>
e. Storm water drainage?	---	---	<u>X</u>
f. Solid waste and disposal?	---	---	<u>X</u>
17. <u>Human Health.</u> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	---	---	<u>X</u>
b. Exposure of people to potential health hazards?	---	---	<u>X</u>
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	---	---	<u>X</u>
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	---	---	<u>X</u>
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	---	---	<u>X</u>

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21. Mandatory Findings of Significance.

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

_____ _____ X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

_____ _____ X

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

_____ _____ X

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ _____ X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

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IV. DETERMINATION
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 16 May, 1978

Val G. Toppenberg
(Signature)

For Sacramento Housing & Redevelopment
Agency

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Attachment - Environmental Checklist form

II.6 Noise - Minor relative increases in traffic generated by this facility may result in increases in noise levels. Such increases are likely to be small and unmeasurable.

Construction activities will also cause noise to occur for short periods on a temporary basis. No permanent increases in noise levels will result directly from the operation of the building.

8. Land Use - The proposed project conforms with adopted plans. Site is currently used for surface parking.

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