



# CITY OF SACRAMENTO

6

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

February 16, 1988

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session

Subject: Consultant Services Master Agreement for "R" Street Corridor Study

### Summary

The Council has requested an Environmental Impact Report for all developments in the "R" Street Corridor and a plan for housing programs for the area. A Master Agreement for consultant contracts necessary to complete this study for an amount not to exceed \$210,000 is recommended. All costs are to be financed through applicant deposit with no General Fund impact.

### Background Information

When the City Council approved the Urban Design Plan in June 1987, it adopted Resolution 87-040 that directed staff to prepare a cumulative Environmental Impact Report (EIR) for all proposed developments and a plan for housing programs for the area bounded by 3rd, 10th, "Q" and "S" streets. The Planning Division has received development applications for the Golden State Tower (P87-143) and California Capitol Center (P87-418) projects which are subject to the provisions of Resolution 87-040. As a result of the Resolution and the potential environmental impacts of the proposed projects, the preparation of an Environmental Impact Report is required for these projects. The Notice of Preparation is attached as "Exhibit A" to provide the scope of this review.

Completion of these studies, will require the utilization of two different consultants; one to develop the Housing Plan and another to conduct the Environmental Review. A Request for Proposal (RFP) process was used to obtain interested vendors.

### Housing study Proposals

Twenty (20) RFP's were sent to potential consultants for the Housing Study. The following proposals were received.

<u>Consultant</u>	<u>Proposal Cost</u>
Kuelbelbeck & Associates	\$15,000
Economic & Planning Systems	14,715
Laurin & Associates in Joint Venture with Sternberg & Associates	11,500
Connerly & Associates	9,600

All consultants were interviewed by a panel consisting of a representative of the Sacramento Housing and Redevelopment Agency, a representative of the Capital Area Development Authority, the Project Manager for the Urban Design Plan, and the Project Manager for the "R" Street Corridor Study. Based on this evaluation the panel selected Laurin and Associates in joint venture with Sternberg and Associates to conduct the Housing Study.

### EIR Proposals

One hundred and fourteen (114) RFP's for the EIR were sent to potential consultants. Seven proposals were received and were reviewed by a panel consisting of a Planning Commissioner, a representative from Traffic Engineering, the Project Manager, and the Supervisor of the Environmental Section and three of the seven were selected as best qualified to perform the work.

<u>Consultant</u>	<u>Proposal Cost</u>
*Jones & Stokes	\$156,966
*ESA	152,630
*EIP	129,650

It is recommended that the City enter into a agreement with ESA to complete the EIR. It is also recommended that the City Council authorize the execution of potential amendments of \$4,000 for photo montages and up to \$25,000 for evaluating additional housing alternatives that may be recommended in the Housing Study.

To provide for effective management of the project, a Master Agreement for an amount not to exceed \$210,000 is recommended. This Master Agreement will give the City Manager the authority to execute the following contracts or amendments to complete all work.

Contract or Amendment

Amount

EPA-Environmental Review	\$152,000
Laurin & Associates (et al) Housing Study	11,500
Environmental Review of Addi- tional Housing Alternatives	25,000
Photo-Montages	4,000
Contingency	<u>17,500</u>
Total Authorization	\$210,000

Financial Information

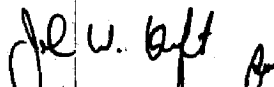
The City's environmental procedures provide that the full cost of an EIR be recovered from the applicant. The two applicant's for this project have deposited \$211,500 to pay the estimated cost of the study.

If the actual cost to conduct the study exceeds the deposit, the applicants will be billed for the difference. If the actual cost is less than the deposit, a refund will be provided the applicants. Since this project is paid against the applicants' deposit, there will be no impact on the General Fund and no additional appropriation is required.

Recommendation

Staff recommends that the Budget and Finance Committee recommend that the City Council approve the attached Resolution to authorize the City Manager and City Clerk to execute the Master Agreement for the "R" Street Corridor Study.

Respectfully submitted,

  
Michael M. Davis

Director of Planning and Development

Recommendation Approved:

  
\_\_\_\_\_

Jack Crist  
Deputy City Manager

P87-143  
P87-418  
District 1

## **RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

**RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE A MASTER AGREEMENT TO PREPARE  
THE "R" STREET CORRIDOR STUDY AND EIR.**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento the attached master agreement to provide for the execution of consultants services agreements for the preparation of the "R" Street Corridor Study and EIR for an amount not to exceed \$210,000. The City Manager and City Clerk are authorized to execute individual agreements and any amendments thereto as provided for by the Master Agreement.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

CITY OF SACRAMENTO

MASTER AGREEMENT FOR PREPARATION  
OF THE "R" STREET CORRIDOR STUDY

This MASTER AGREEMENT is made at Sacramento, California, as of February 16, 1988 for the purpose of authorizing individual Professional Services Agreements for the preparation of the "R" Street Corridor Study, Housing Plan and Environmental Impact Report authorized in City Council Resolution \_\_\_\_\_. This MASTER AGREEMENT limits individual agreements and amendments to the individual agreements as follows:

1. Service: The individual Professional Services Agreement executed under this MASTER AGREEMENT shall be limited to the preparation of the "R" Street Corridor Study, Housing Plan and Environmental Impact Report and the preparation of follow-up information required by the Planning Commission, the City Council or the judiciary.
2. Payments: The total value of all agreements and amendments executed under this MASTER AGREEMENT shall not exceed \$210,000.
3. Insurance: The insurance requirements contained in all agreements and amendments executed under this MASTER AGREEMENT shall comply with the requirements of the City's Risk Management Division as defined in the Finance Department's Policy Instructions.
4. City Attorney Review: The City Attorney will approve each agreement and amendment executed under this MASTER AGREEMENT for form and general provisions.
5. Term: No individual Professional Services Agreement shall be executed under this MASTER AGREEMENT after June 30, 1989.

Executed as of the day first above stated.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Manager

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney

City Planning Commission  
Sacramento, California

Members in Session:

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE GOLDEN STATE TOWER (P87-143) AND CALIFORNIA CAPITOL CENTER (P87-418) OFFICE PROJECTS**

**SUMMARY**

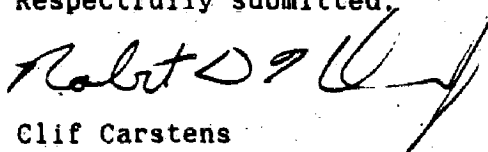
The City Council on June 16, 1987, determined that all office projects of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but outside the C-3 Central Business District Zone must have a cumulative Environmental Impact Report prepared. The area affected by this determination is bounded by 3rd, 10th, Q, and S Streets and is commonly referred to as the "R Street Corridor".

The City Planning Division recently received two major office applications within the R Street Corridor. The proposed Golden State Tower is 377,550 square feet, 25 stories high, and located between 7th and 8th Streets on the south side of Q Street. The proposed California Capitol Center is 1.5 million square feet, three buildings ranging to 31 stories high, located on the site bounded by 3rd, Q, 5th, and R Streets. Both proposals are projects pursuant to CEQA and have individual and cumulative potential significant environmental impacts. Staff proposes the preparation of one EIR to address the potential environmental impacts.

City Planning staff has prepared an outline addressing the scope and content of the EIR (see Attachment). On October 19, 1987, this outline was distributed as the Notice of Preparation (NOP) for the project, to Federal, State, County, and City agencies as well as interested community groups and individuals. Additionally, on October 22, 1987, Planning staff notified 132 surrounding property owners of the availability of the NOP should they wish to review it.

The Commission may wish to comment on any additional issues for discussion in the upcoming Draft EIR. This report is for the Commission's information and does not require any action.

Respectfully submitted,



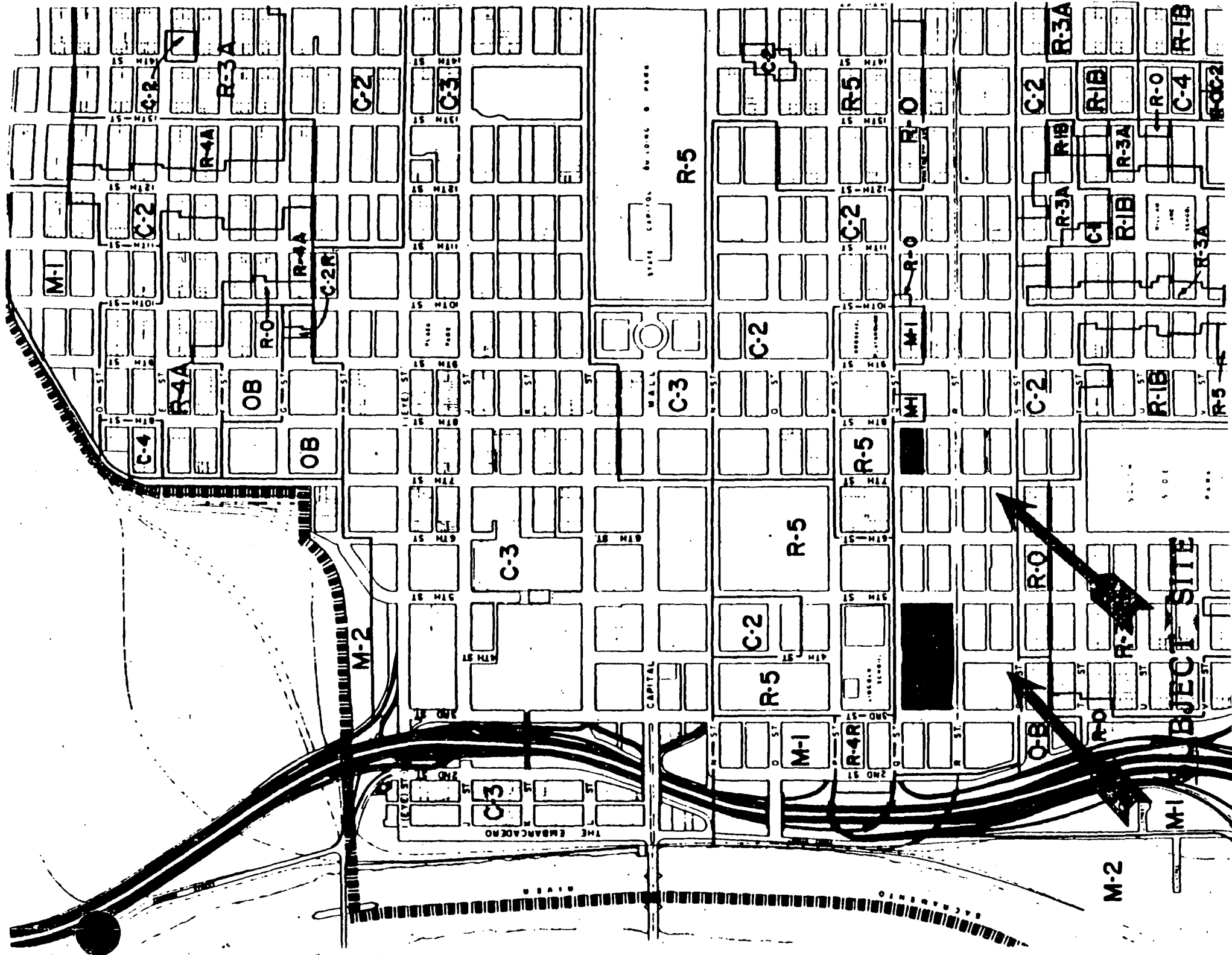
For  
Clif Carstens  
Senior Planner

CC:RDK:jg  
Attachments

P87-143  
P87-418

November 12, 1987

Items No. 29



M-2

C-3

C-3

C-3

R-5

C-2

R-5

R-5

M-1

C-2

R-4R

R-5

C-2

R-5

M-1

R-0

R-0

OB

R-0

C-2

C-2

R-3A

R-3A

R-3A

R-3A

R-3A

R-3A

R-3A

R-3A

R-3A

R-3A

R-0

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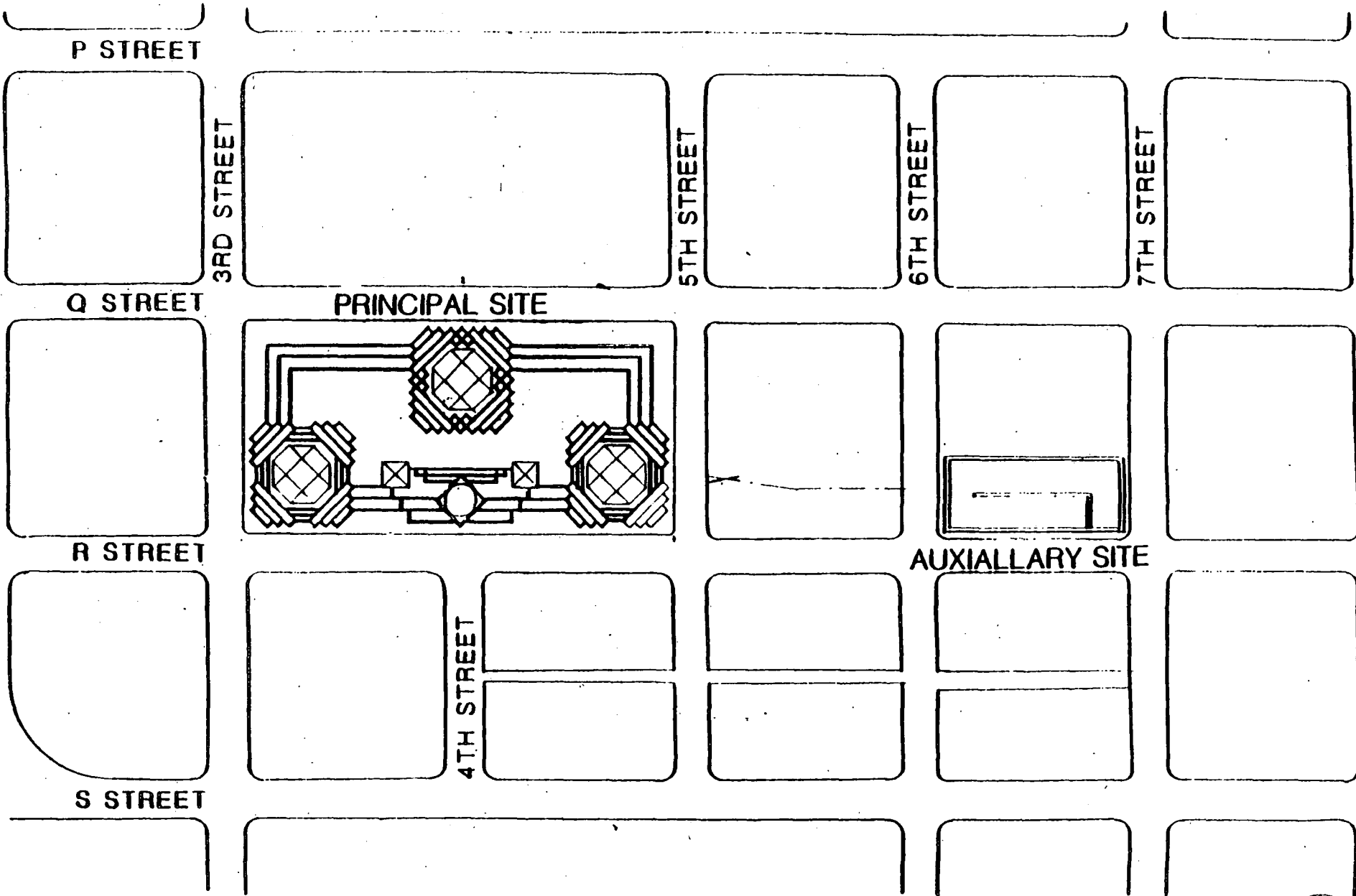
FOC-2

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SCHEME D

SITE

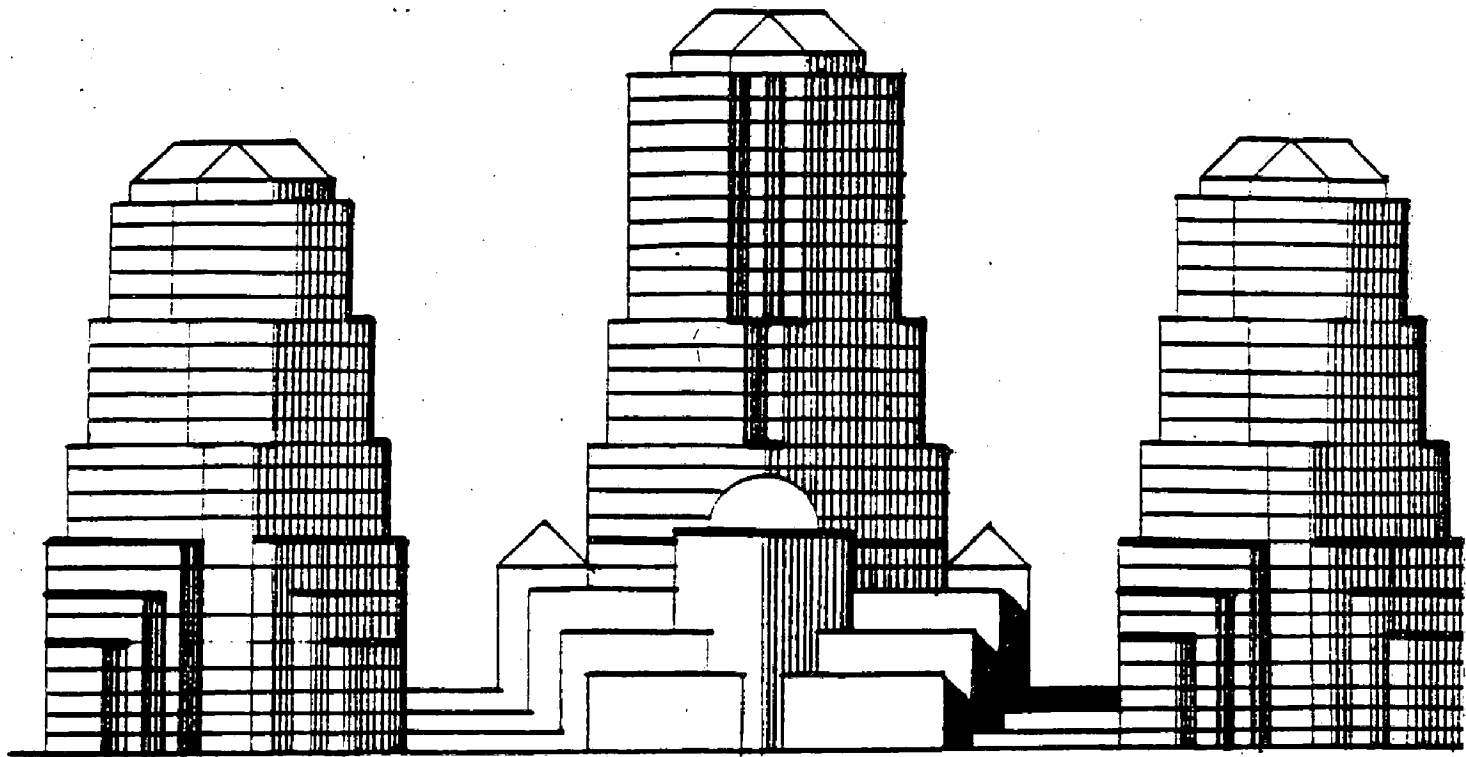


DOWNTOWN SACRAMENTO





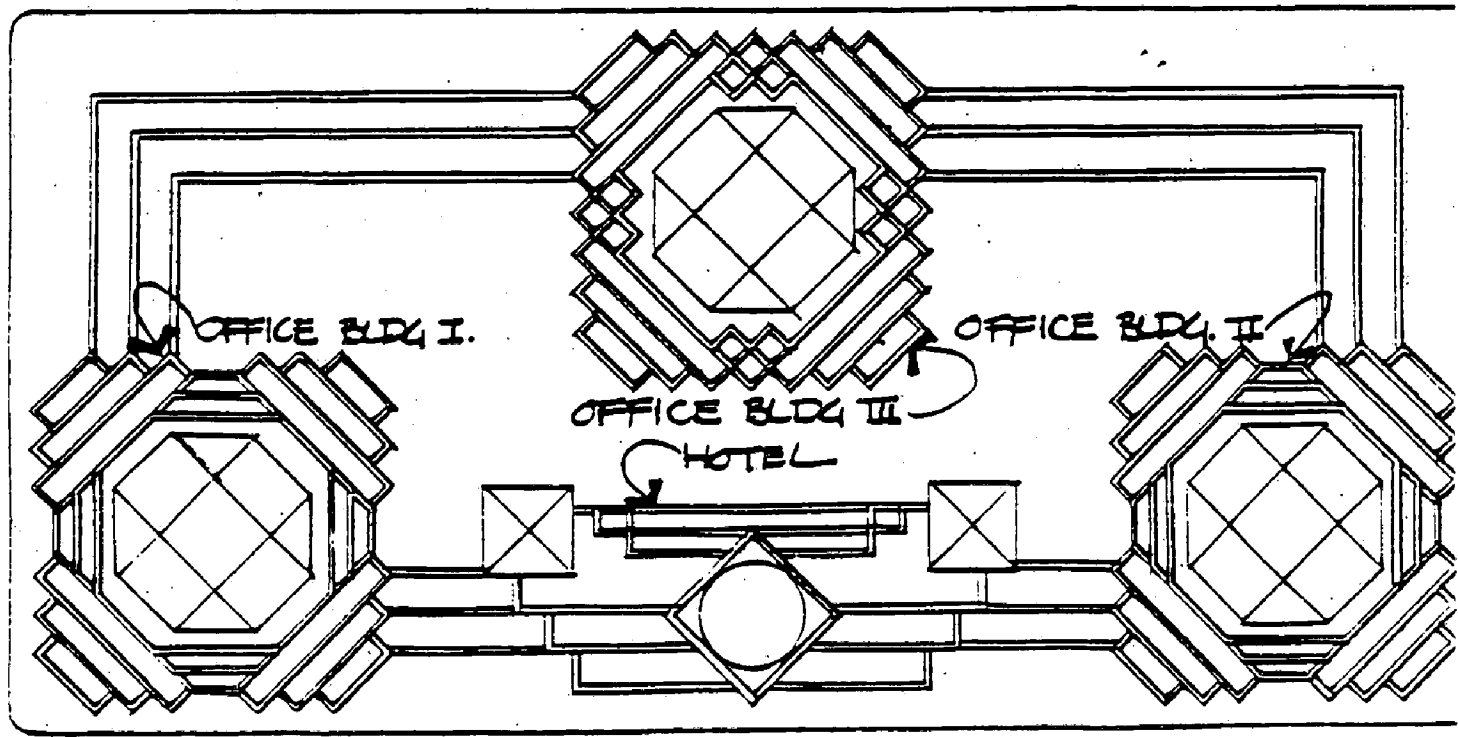
# SCHEME D CONCEPT



R ST. ELEVATION

Q STREET

3RD STREET



OFFICE BLDG. I.

OFFICE BLDG. II

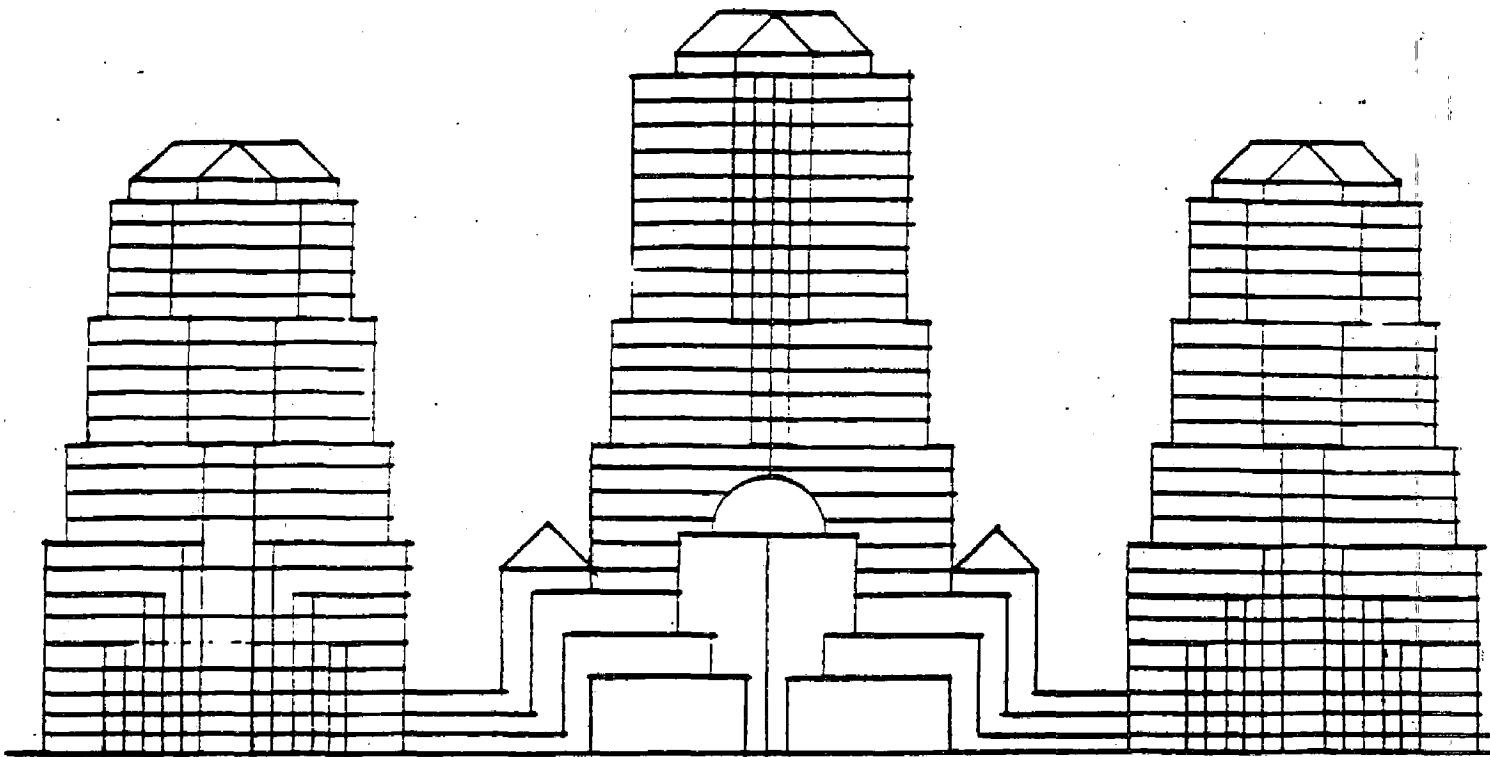
OFFICE BLDG. III

HOTEL

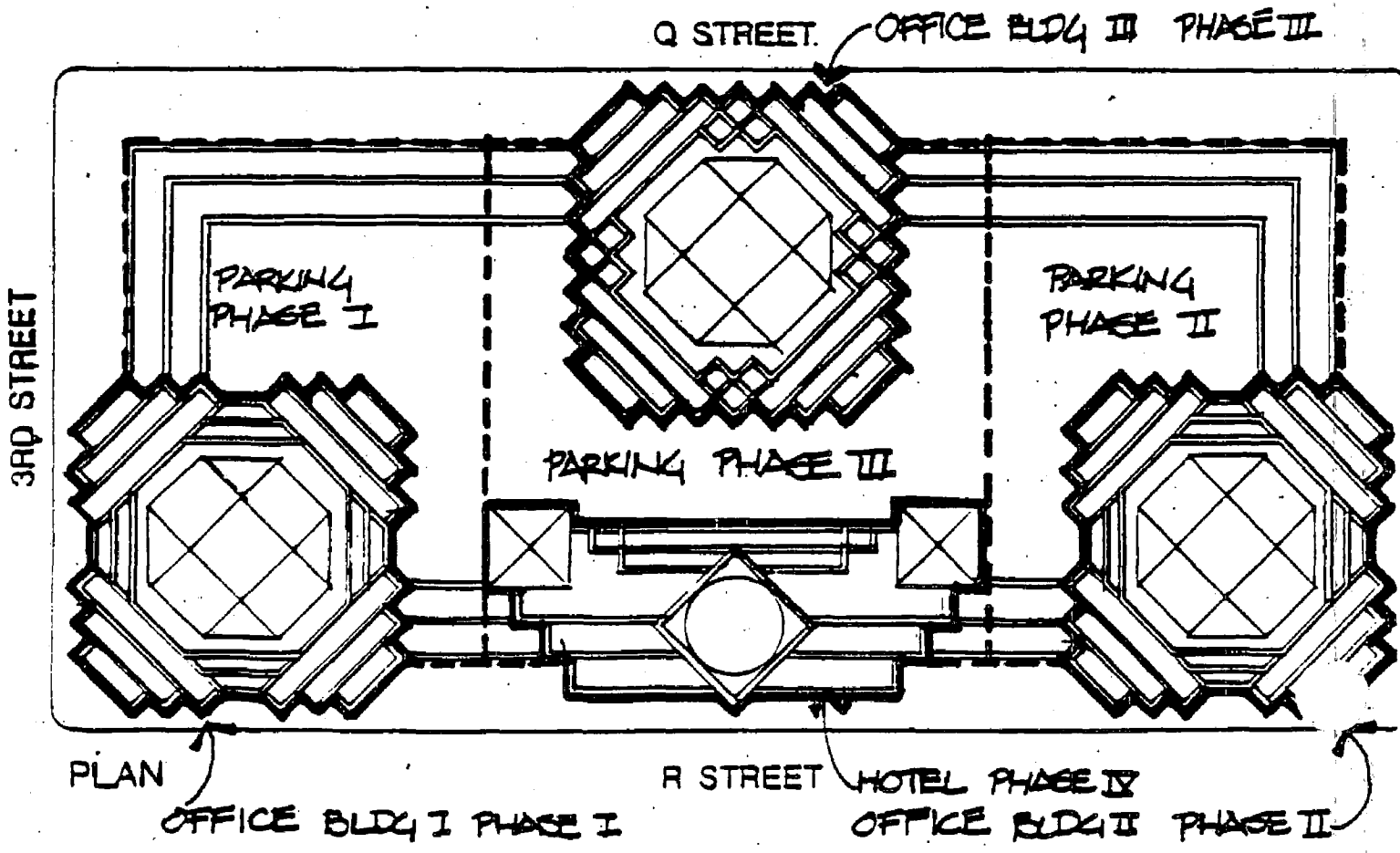
PLAN

R STREET

# SCHEME D PHASING



R ST. ELEVATION



PLAN

OFFICE BLDG I PHASE I

R STREET

HOTEL PHASE IV

OFFICE BLDG II PHASE II

Q STREET

OFFICE BLDG II PHASE II

3RD STREET

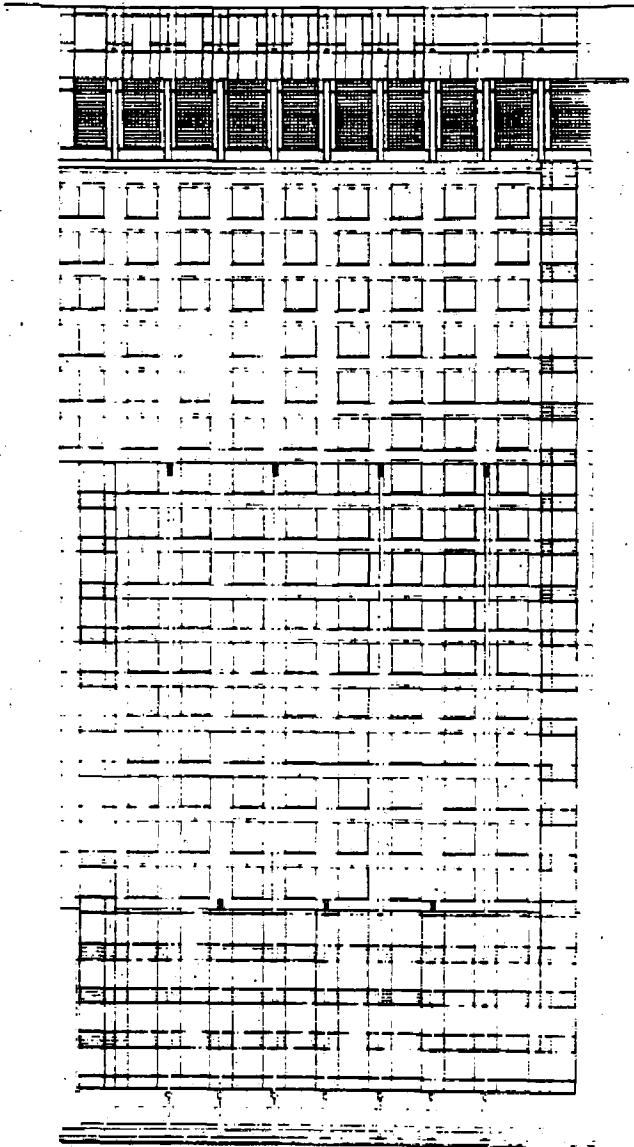
PARKING PHASE I

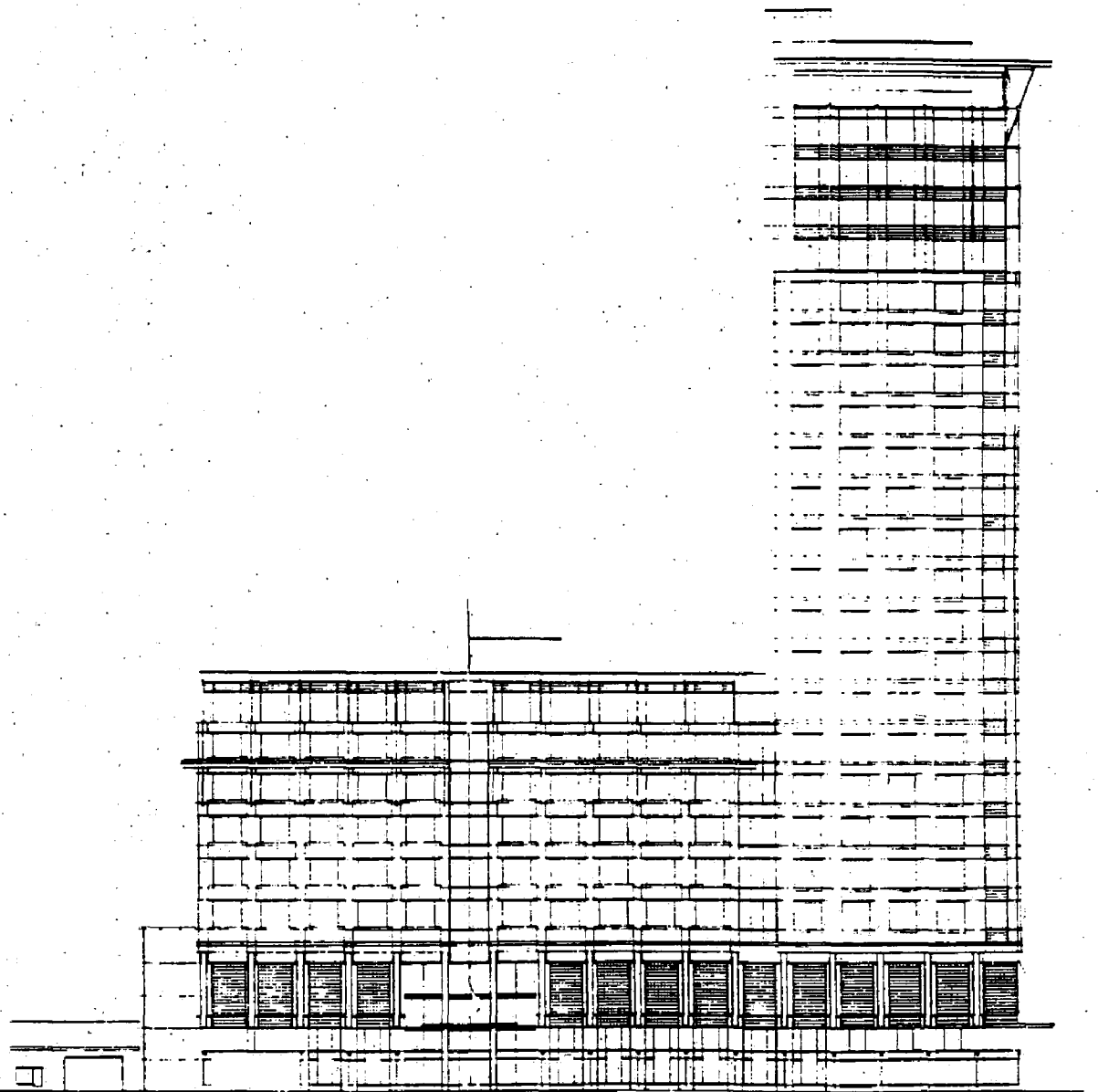
PARKING PHASE II

PARKING PHASE III



— 100' ELEVATION —





SOUTH ELEVATION

SKIDMORE OWINGS & MERRILL  
PARISSEMI & ROHRER ARCHITECTS

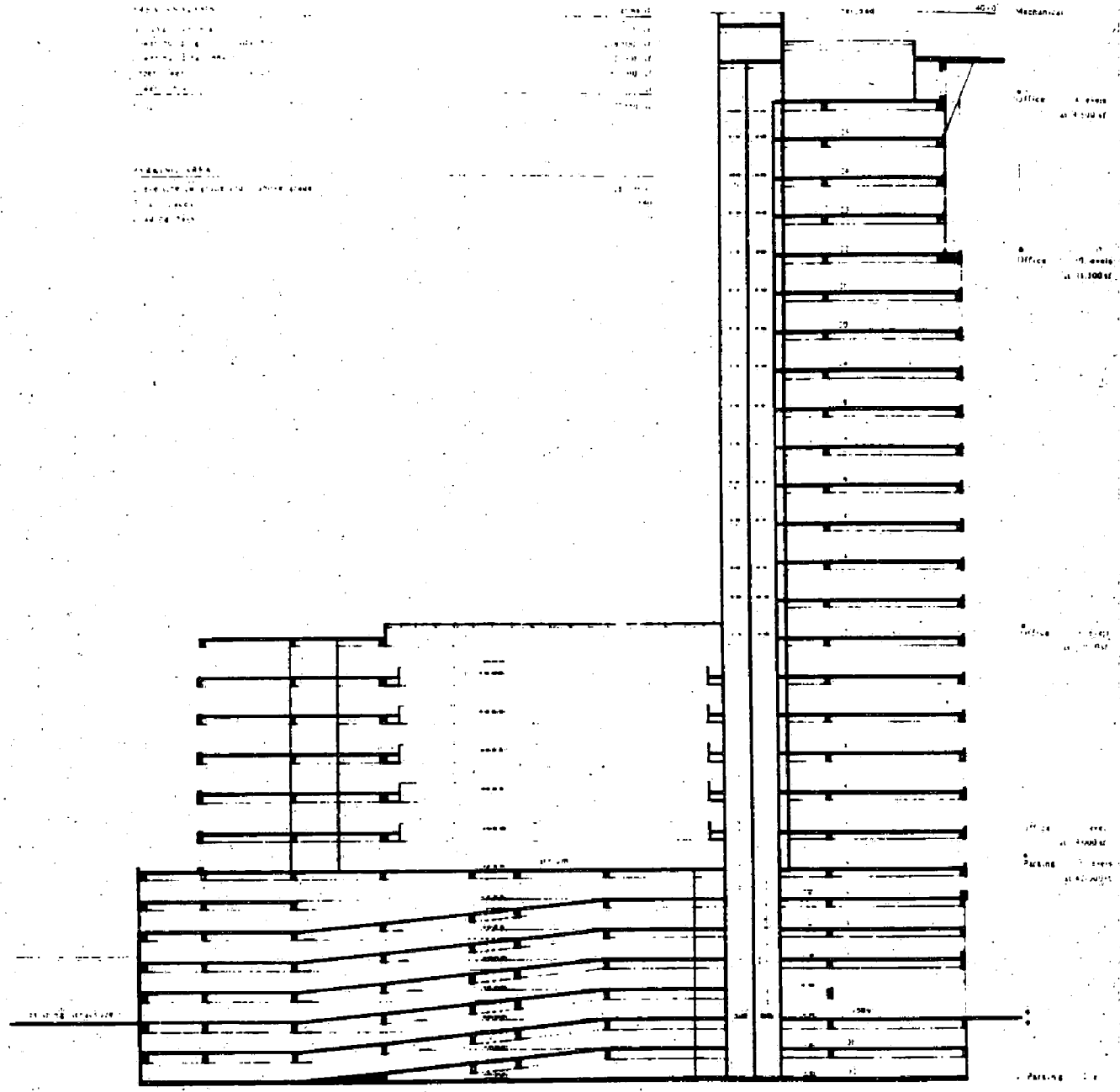
THE GOLDEN STATE TOWER

RFB INTERESTS  
16 MARCH 1977

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 12. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 13. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.



**OUTLINE AND SCOPE FOR THE  
GOLDEN STATE TOWER/CALIFORNIA CAPITOL CENTER  
OFFICE BUILDING EIR  
(P87-143/P87-418)**

Preface

Summary of why the EIR is being prepared, the purpose of the EIR, and the relationship of the EIR to the planning process.

Project Description

Description of the proposed projects and their characteristics (including site plans and elevations), and a description of the environment in the vicinity of the project sites, as it exists prior to the commencement of the projects. The study area shall be bounded by I-5, 10th Street, P Street and S Street.

Summary of Findings

Discuss all phases of the projects, as outlined in Section 15127 of the CEQA Guidelines.

1. The significant environmental effect of the proposed project.
2. Any significant environmental effects of the proposed project which cannot be avoided if the proposal is implemented.
3. Mitigation measures proposed to minimize the significant effects. Mitigation measures should be developed that can reasonably be expected to reduce significant adverse impacts to less than a significant level. The expected reduction of impacts should be quantified in the text of the report.
4. Alternatives: Evaluate the six alternatives as provided by the City. The purpose of the evaluation of the alternatives is to provide decision-makers with a summary assessment of the comparative effects of each of the alternatives, focusing on the significant, unavoidable impacts, both short and long term, and on mitigation measures to such impacts. The evaluations of the six alternatives shall compare, in a summary form, key impacts such as traffic circulation, visual quality, and fiscal impacts to the City. Provide a summary table containing a comparative evaluation of the impacts and mitigations of each of the alternatives. Complete the comparative evaluation utilizing adopted City policies on an order-of-magnitude basis. The specific alternatives to be evaluated are:
  - A. Existing Conditions;
  - B. Zoning Alternative: Buildout to maximum intensity allowed under current zoning (C-4) without additional land use entitlements (variance, special permit). No more than 25% office conversion, 75 foot height limit;

- C. Golden State Tower: Construction as proposed - 25 stories, 377,550 sq.ft. The zoning alternative will be used as the background in evaluating this alternative;
- D. California Capitol Center: Construction as proposed - 31 stories, 1.5 million sq. ft., 250 room hotel, 40,000 sq.ft. ancillary retail space. The zoning alternative will be used as the development background in evaluating this alternative. In addition, summarily evaluate a 28 story, 1.2 million sq.ft. variant project for all quantitative impact analyses under this alternative;
- E. Golden State Tower and California Capitol Center: In combination, as described above, using the zoning alternative as the development background.
- F. Increased Intensity Alternative: Construction of Golden State Tower and California Capitol Center. Additionally this alternative projects 100 percent conversion of parcels zoned C-4, Heavy Commercial, within the Merged Downtown Sacramento Redevelopment Area to high-rise office use. Development intensities to individual parcels, will assume a conversion factor of 6.5 sq.ft. of office area per one sq.ft. of ground area.

5. The growth-inducing impact of the proposed project.

#### Environmental Assessment

Each of the following subject areas will be assessed utilizing the zoning alternative scenario as the base. The analysis will be either quantitative or qualitative, as appropriate, for each of the alternatives, and such analysis will identify mitigation measures for all impacts in each scenario.

##### 1. Land Use, Zoning, and Adopted Plans

- A. Review appropriate plans, including the City General Plan, the Central City Community Plan, the combined Downtown Redevelopment Plan, and the Sacramento Urban Design Plan, affecting existing and planned land uses in the area of the proposed projects.
- B. Briefly identify and map projects which are existing, approved, and planned for the project area. This analysis should address the cumulative effects of the following types of projects: existing uses; approved projects; major buildings under construction; planned projects with formal application; known projects; and the proposed projects.



- C. Identify and map the zoning pattern within the boundaries of Interstate 5, 10th Street, P Street, and S Street. Identify those parcels which are not developed with projects identified in Task 1B above.
- D. Briefly describe existing and projected conditions for Central City office development in the City.
- E. Discuss market demand, absorption rates, and vacancy rates for Central City office development and compare to national trends. This information shall be derived from information available from the City, Project Applicant, and commercial real estate firms.
- F. Inventory State office space utilization (owned and leased) in the downtown area with regards to future growth trends.
- G. Forecast public and private demand for office uses in the downtown area for 5 and 10 year future. Present these forecasts as average, high, and low alternatives.
- H. Discuss market demand for hotel rooms in the Central City area. Delineate occupancy rates for the separate classes of hotel rooms. Compare with national trends.
- I. Forecast demand for hotel rooms in the Central City for 5 and 10 year futures. Present these forecasts as average, high, and low alternatives.

2. Population

- A. Briefly describe the existing population in the project area in terms of total population, household size, age by sex, ethnic mix, education, the distribution of the household income, employment by industry and employment locations.

3. Housing

- A. Describe the existing housing stock in the study area and the surrounding residential neighborhoods bounded by I-5, 12th Street, N Street and U Street in terms of condition, tenure, unit type, and vacancy.
- B. Discuss the impact of each of the alternatives on the City's jobs/housing balance. Discuss mitigation measures if needed.

4. Employment

- A. Forecast jobs by job classification generated by the buildout of the zoning alternative. These forecasts shall include estimates of salaries for each job classification expected in the study area. Comparisons shall be made with additional jobs that would be provided by each alternative. Employment densities for different worker classifications, based on estimates of how the project area could develop under each alternative shall be applied to identify the sites with employment generation potential. This employment potential shall be aggregated to determine a range of study area employment levels under each of the alternatives. All forecasts shall be placed within the context of the regional forecasts identified in the General Plan EIR.

5. Transportation/Circulation

- A. Review existing City traffic reports for current baseline data. Describe the existing transportation system in terms of roadways, bikeways, public transit, and the light rail system. Develop methodologies and models to estimate future traffic volumes and estimates of trip generation and distribution. Contact and collect from all appropriate agencies data relevant to the traffic assessment.
- B. Analyze shifts and traffic patterns caused by the alternatives. Traffic engineering staff shall review and approve the computer model, roadway network, traffic zones, traffic generation, rates, and other assumptions for the study area, including each development alternative prior to running the traffic projections for average daily trips (ADT, AM and PM peak traffic volumes). Traffic counts should be conducted, if necessary, at all key intersections.
- C. Provide a summary of trip distribution based on the City's General Plan Update Sub-regional Transportation Model and information from past studies in the study area.
- D. Assume the 2010 buildout condition as provided by the City when analyzing cumulative impacts of daily traffic generated within the study area.
- E. Quantify the traffic generated for both existing conditions and the development scenarios on current and proposed street systems, intersections, and interchanges. Quantify the am/pm peak hour traffic volumes, including a level of service for the following intersections:

- 1) 3rd and N Streets
- 2) 3rd and P Streets
- 3) 3rd and Q Streets
- 4) 3rd and S Streets
- 5) 3rd and W Streets
- 6) 3rd and X Streets
- 7) 5th and P Streets
- 8) 5th and Q Streets
- 9) 5th and W Streets
- 10) 5th and X Streets
- 11) 6th and W Streets
- 12) 9th and P Streets
- 13) 9th and Q Streets
- 14) 9th and S Streets
- 15) 9th and T Streets
- 16) 9th and W Streets
- 17) 9th and X Streets
- 18) 10th and P Streets
- 19) 10th and Q Streets
- 20) 10th and S Streets
- 21) 10th and W Streets
- 22) 10th and X Streets

On/Off Ramps

- 1) I-5 and P Street
- 2) I-5 and Q Street
- 3) Business 80 and 9th Street
- 4) Business 80 and 10th Street
- 5) I-5 and W Street

- F. Existing and future traffic volumes shall be projected, distributed and assigned to the street system on a daily basis over the study area using the General Plan Update Traffic Model and Land Use Assumptions. Alternative MINUTP Assignment Programs will be tested, including, but not limited to, all or nothing, capacity restraint, and incremental methods to determine the method which produces the most realistic assignment of traffic over the street network.
- G. Provide alternative development and circulation conditions to be studied using the computer traffic model including, but not limited to:
- 1) Existing traffic base - (simulations/calibration)
  - 2) Zoning alternative buildout traffic
  - 3) Zoning alternative and Golden State Tower
  - 4) Zoning alternative and California Capitol Center

- 5) Zoning alternative and Golden State Tower and California Capitol Center
  - 6) Golden State Tower and California Capitol Center and traffic resulting from 100 percent conversion of C-4 zoning to office use within the study area.
- H. Develop mitigation measures on traffic impacts including freeway ramp and traffic signal installation, intersection and roadway improvements, roadway signing and striping modifications, and changes to project size within the study area. Quantify the costs associated with the suggested mitigation measures. If recommended mitigations are determined to be costly, interim measures should be suggested to forestall or minimize identified impacts. In addition, transportation system management measures (TSM), including light rail, transit incentive, carpooling and bicycle/pedestrian programs, should be considered as potential alternative mitigation measures.
  - I. Evaluate the effects of the parking structures for Golden State Tower and California Capitol Center on a.m. and p.m. traffic patterns. This assessment would include analysis of: entrance and exit designs, the structure's relationships to other parking facilities, safety elements in access design, and pedestrian safety. The evaluation would also address service vehicle use of the structures, queuing effects, and adequacy of planned parking facilities.
  - J. Discuss the project's relationship to transit facilities, in particular, the planned expansion of light rail transit near the projects, and the potential effects of these facilities on traffic/pedestrian circulation.
  - K. Evaluate the existing demand and supply for on-street parking in the project area. Project the supply and demand for each of the alternatives. Discuss any needed mitigation measures.

## 6. Air Quality

- A. Estimate area-wide smog precursor emissions (hydrocarbons and oxides and nitrogen) for the alternatives using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC 7.
- B. Caline 4 will be used to model carbon monoxide levels at buildout conditions for six intersections depicting severe congestion and high traffic volumes (as indicated by traffic assessment). Air quality modeling shall be performed for each of the alternatives and shall reflect traffic volumes associated with each alternative, levels of congestion, and carbon monoxide generation. Determine if modeling of the alternatives is warranted due to differences in traffic conditions.

- C. Discuss extrapolation of modeling results to other congested intersections in the study area or other critical intersections/interchanges.
- D. Evaluate potential air quality impacts within the parking garages using modeling techniques developed by the Air Resources Board for such structures. Assess the potential for exceeding indoor air quality standards specified by CAL-OSHA through comparisons of modeled air quality levels with the standards. Recommend appropriate mitigation measures to minimize the deterioration of and attainment of CAL-OSHA indoor standards.
- E. Compare predicted carbon monoxide levels with the State and Federal standards; identify effects on the Non-Attainment Plan for carbon monoxide; prepare analyses of the projects' relationship and conformity to adopted measures to achieve attainment of the Federal ambient air quality standards under the Clean Air Act as contained in the State Implementation Plan.
- G. Outline feasible mitigation measures, including features such as mass transit and light rail, which can reduce potential air quality impacts within the study area and regionally, and obtain State and Federal air quality standards. Develop feasible mitigation measures for air quality impacts, including those set forth in the Sacramento Air Quality Plan. Discuss the effectiveness and feasibility of each mitigation measure.

7. Noise

- A. Identify all sensitive noise receptors in the project vicinity.
- B. Estimate existing and future noise levels along nearby streets using the noise modeling techniques specified by the U.S. Department of Housing and Urban Development.
- C. Evaluate noise levels generated by the project with respect to standards defined in the City's Noise Element and Ordinance as well as those established by the appropriate regulatory agencies (i.e., State, Federal).
- D. Determine the compatibility of future noise levels with existing and planned land uses near the project sites.
- E. Define project-related construction noise impacts with respect to duration, nature, and level for various activities associated with the projects' development.

- F. Determine the potential noise levels within the parking structures and first floor retail areas. Include external noise sources of light rail and street traffic.
- G. Recommend appropriate noise abatement measures for short-term construction noise and long-term noise levels resulting from daily business operations.

8. Sewerage System

- A. Analyze the existing sewer system and discuss any planned improvements to sanitary sewers. Evaluate the capacity of interceptors, local service lines, and the treatment plant to serve the 6 development alternatives.
- B. Outline feasible mitigation measures to reduce potential significant adverse impacts on the sanitary sewer system.

9. Drainage System

- A. Analyze the existing storm water drainage system in the project area and any planned improvements. Evaluate the capacity of the system to serve the 6 alternatives.
- B. Outline feasible mitigation measures to reduce potential significant adverse impacts on the storm water drainage system.

10. Water Supply

- A. Discuss how existing water services are provided to the project area. Evaluate the ability of the system to provide water for both domestic and firefighting purposes for each of the alternatives.
- B. Outline feasible mitigation measures to reduce significant adverse impacts on the water supply system.

11. Solid Waste

- A. Discuss existing City, County, and private solid waste collection and disposal capabilities relative to solid waste generation from the 6 alternatives.
- B. Outline feasible mitigation measures to reduce significant adverse impacts to solid waste disposal capabilities.

12. Police Services

- A. Describe existing City Police protection services within the study area, including the location of police patrols, response times, the amount of personnel, and any strategies needed to reduce police protection problems.
- B. Assess future police protection needs resulting from the development alternatives in terms of station locations, patrol districts, and additional personnel and equipment.

13. Fire Services

- A. Describe existing City fire protection services within the study area, including the location of fire stations, response times, the amount of personnel and equipment, and strategies to reduce any fire protection problems.
- B. Assess future fire protection needs resulting from the development alternatives, in terms of station locations and additional personnel and equipment.

14. Microwave/Radar Transmission

- A. Determine if the proposed structures conflict with any public or private microwave transmission/reception paths. Determine if the proposed structures interfere with National Weather Service weather radar. If conflicts exist, develop feasible mitigation measures to reduce or eliminate conflicts.
- B. Evaluate the effects of microwave/radar transmissions on human health and electronic equipment. Develop feasible mitigation measures for any identified impacts.

15. Gas and Electricity Services

- A. Analyze the existing gas and electricity distribution systems. Evaluate the capacity of these systems to serve the development alternatives.
- B. Outline feasible mitigation measure to reduce any potential significant adverse impacts on the gas and electricity distribution systems.

16. Microclimate

- A. Define existing microclimate conditions in the vicinity of the project sites such as average temperature, wind direction and speed, and rainfall from the downtown weather station.

- B. Evaluate potential quantitative and qualitative changes in local wind patterns through wind tunnel analysis of the proposed structures.
- C. Assess the potential for glare and identify buildings, uses, or areas which would be affected by or be sensitive to glare. Calculate sun reflection paths for each month of the year.
- D. Prepare a shadow study of the proposed projects to determine where the projects will cast shadows. Graphic representations of the shadows cast by the projects will be prepared individually and in combination for two times (mid-morning and mid-afternoon) on the summer and winter solstice, June 22nd and December 22nd.

17. Aesthetics

- A. Provide a photographic and written description of the potential aesthetic and visual quality impacts due to buildout of the 5 development alternatives within the project area.
- B. Photographic perspectives shall include, but not be limited to, selected key locations along Business Route 80 (W/X Freeway), Interstate 5, and aesthetically sensitive land use locations such as the residential neighborhoods to the south and north. Photographic perspectives shall be illustrated on a photo-index map.
- C. Develop a visual analysis of existing conditions through a visual sensitivity diagram and photographic inventory of all significant visual corridors and subarea characterizations that are critical in evaluating the aesthetic character of the existing setting and potential impacts resulting from the buildout of the 5 development alternatives.
- D. Evaluate the proposed projects in terms of the Sacramento Urban Design Plan. Discuss the project's compliance with the Urban Design Plan's Architectural Design and Streetscape Guidelines.
- E. Evaluate the 5 development alternatives in terms of potential impacts on view corridors or incompatibility with the existing neighborhood character as identified in the visual sensitivity diagram.
- F. Develop feasible mitigation measure including height, bulk, setback, building materials/color, and landscaping of specific projects and view corridors.



18. Cultural Resources

- A. Identify potential cultural resource areas, including historic locations, within the project area.
- B. Survey historic properties based on the City of Sacramento's listed structures inventory. Supplement and verify the condition of these essential and priority structures through field survey.
- C. Structures eligible for essential and priority status shall be identified.

19. Fiscal Impacts

- A. Describe the costs of providing the various municipal services for each development alternative. Compile the costs into a summary statement indicating total service costs for the development alternatives.
- B. Determine the total revenues generated by the proposed development alternatives, including, but not limited to, changes in property tax revenues, sales taxes, and other sources of City revenue. Summarize the revenues which could be anticipated by the City from each of the development alternatives.
- C. Summarize and compare the costs and revenues determined above. Calculate and discuss the net fiscal effect on the City from each of the development alternatives.
- D. Summarize various financial mechanisms available to fund infrastructure or public facility improvement.
- E. Determine costs for all mitigation measures proposed for cumulative or non-project specific impacts. Identify funding mechanisms to implementation of such mitigation measures.