



CITY OF SACRAMENTO

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

Transportation and Community
Development Committee
Sacramento, California

Honorable Members in Session:

Subject: Notice of Preparation for the Community/Convention Center
Expansion EIR (M87-076)

SUMMARY

The City of Sacramento is proposing a 129,000 square foot expansion and renovation project for the 13 year old Community/Convention Center. Staff has identified three possible directions for expansion from the existing exhibit hall. An environmental report will evaluate the effects of each alternative. A Notice of Preparation describing the scope and content of the draft EIR was distributed for public review and comment. This report is for the Committee's information; however, the Committee may wish to comment on any additional issues for discussion in the upcoming draft EIR.

BACKGROUND

The Sacramento Community/Convention Center Exhibit Hall currently provides 50,000 square feet of space. An additional 100,000 square feet of exhibit space is needed to meet future space demands. The proposed expansion would include renovation of existing facilities to provide an additional 29,000 square feet of meeting rooms; and enlarge support facilities such as mechanical systems, storage, restrooms, and loading docks.

The expansion can only occur from the existing exhibit hall towards the east (Alternative A), west (Alternative B), and north (Alternative C). The following generalizations may be associated with each alternative:

- * Alternatives A and B would require extensive demolition of existing structures, and relocation of existing residents and commercial businesses.

- * Alternative A would conflict with the existing St. Pauls Episcopal Church. Light into the church would be blocked and construction of the proposed project could cause damage to the church.
- * Alternative B would require removal of the Public market, an "Essential Structure."
- * Alternative C would require a modification to J Street to allow cars to pass beneath the proposed project expansion area and remove some commercial businesses.
- * Traffic would increase during major Community/Convention Center events.
- * Available parking in surrounding areas would be reduced during major Community/Convention Center events.

The proposed Convention Center expansion will be evaluated in a draft Environmental Impact Report (EIR). Staff has prepared an outline of the scope and content of the draft EIR. This scope has been distributed as a Notice of Preparation to City, County, State agencies, community groups and all businesses and tenants within 500 feet of the affected expansion direction.

The City's Department of General Services is the lead department preparing the architectural plans and construction programs for the Convention Center. General Services has retained a project manager to coordinate the preparation and processing of the EIR which will be supervised by the Planning Division's Environmental Section. Staff from General Services, Convention Center and Planning have been working together to develop a program to process the proposed Convention Center expansion.

The Notice of Preparation is attached for the Committee's consideration.

FINANCIAL INFORMATION

The Department of General Services has set aside sufficient funds for the preparation of the EIR. Currently the City is circulating a Request for Proposals to prepare the EIR.

After a consultant is selected, then staff will request Council authorization for executing the EIR contract.

Funding for the construction of the expansion will be provided through projected revenues from the transient occupancy tax and has already been approved by the City Council.

June 22, 1987

RECOMMENDATION

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

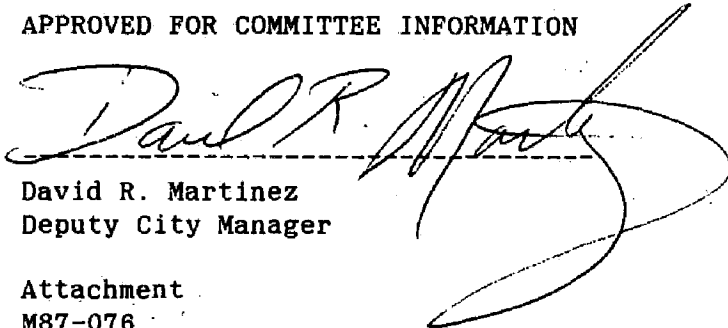
Respectfully submitted,



Marty Van Duyn
Planning Director

MVD:CC:tc

APPROVED FOR COMMITTEE INFORMATION



David R. Martinez
Deputy City Manager

Attachment
M87-076

July 14, 1987
District No. 1

June 12, 1987

NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE
CITY OF SACRAMENTO COMMUNITY CONVENTION
CENTER EXPANSION

To Interested Persons:

The City of Sacramento, Department of General Services is the lead agency for an Environmental Impact Report (EIR) on the proposed expansion of the Community/Convention Center.

The proposed expansion would include a 100,000 sq.ft. addition to the Exhibit Hall, a 29,000 sq.ft. addition to existing meeting rooms, and enlargement of support facilities such as mechanical systems, storage, restrooms, and loading docks. The expansion is expected to utilize similar forms and materials to match the existing facility, and would have a maximum height of 30 to 35 feet. See Attachments A, B and C for the three expansion alternatives to be evaluated.

The City is distributing the proposed scope of environmental issues that will be addressed in the draft EIR for a 30 day public review period (CEQA 15082) to all agencies and persons on the attached distribution list. A project description and environmental aspects to be analyzed is outlined in Attachment D. The City would appreciate receiving any additional considerations that you feel should be also addressed in the draft EIR. Please forward written comments to the City by July 13, 1987:

City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, California 95814
ATTN: Barbara Wendt

The City is in the process of hiring a consultant to prepare the EIR. When the consultant selection process is complete (early in July), and the Draft EIR is in progress, the consultant may contact you regarding your comments about the proposed project. Your cooperation is appreciated.

Three public meetings will be scheduled in late June and early July to review the proposed scope of the EIR. One meeting will focus on issues related to the neighborhoods effected by the proposed expansion. A meeting with the Planning Commission will provide a general forum for comments on the proposed project. In addition, there will be a meeting with City of Sacramento Transportation and Community Development Committee to again review the proposed scope of the EIR. The City anticipates that the Draft EIR will be circulated for public review in September 1987. Please contact me if you have any questions regarding this project.

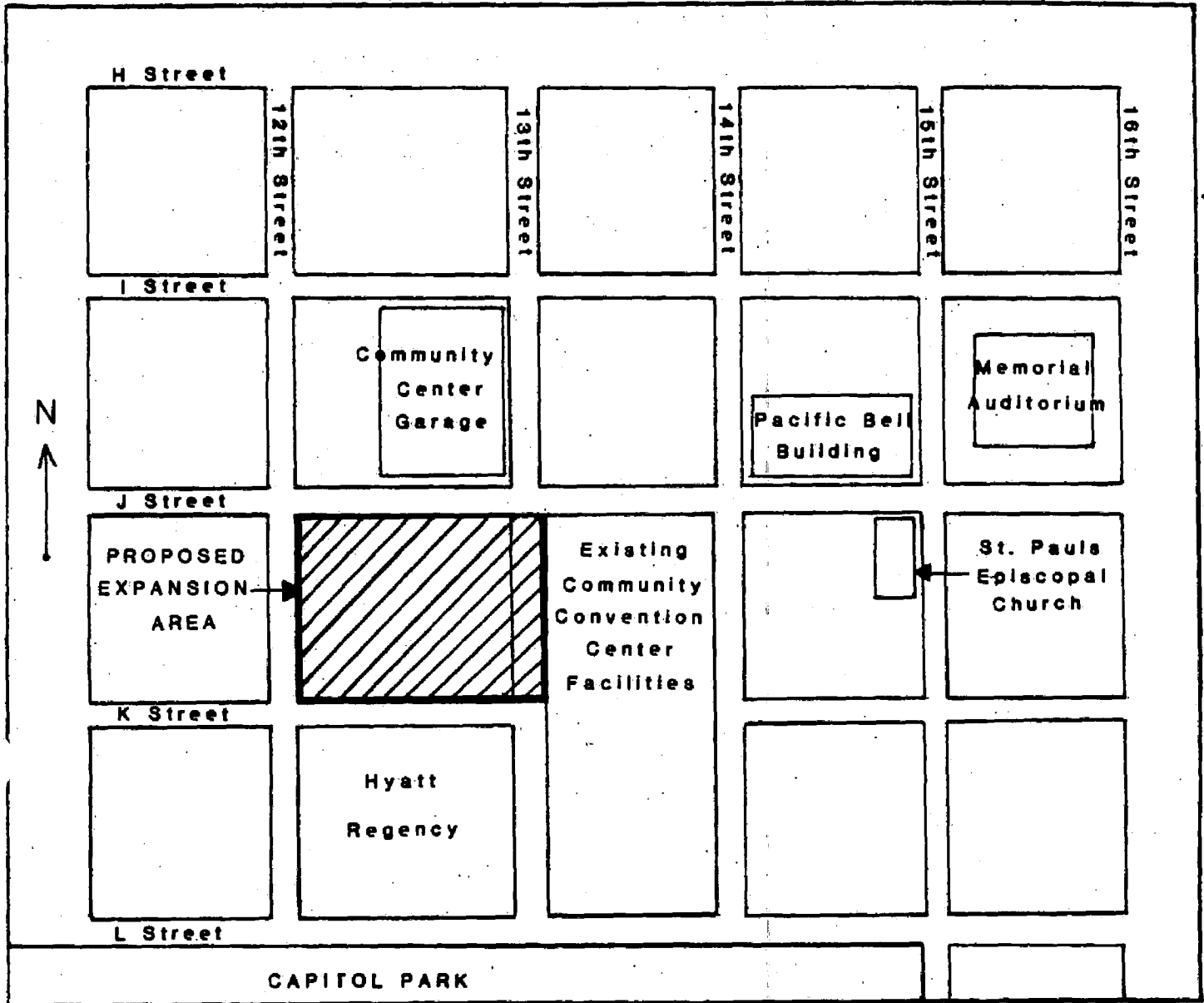
Thank you,

Barbara Wendt

Barbara Wendt
Project Coordinator
(916) 449-2037 or
(916) 444-5638

BW:jg
Attachments
cc: File M87-076

Attachment B



PROPOSED COMMUNITY/CONVENTION CENTER EXPANSION

Alternative B

ATTACHMENT D
PROJECT DESCRIPTION AND ENVIRONMENTAL ASSESSMENT FOR
THE SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION

Project Description

The City of Sacramento is proposing to expand the Community/Convention Center located at 1100 14th Street.

The proposed expansion would include a 100,000 sq.ft. addition to the Exhibit Hall, a 29,000 sq.ft. addition to existing meeting rooms and enlargement of support facilities such as mechanical systems, storage, restrooms, and loading docks. The expansion is expected to utilize similar forms and materials to match the existing facility and would have a maximum height of 30 to 35 feet.

Three expansion alternatives will be evaluated. The locations of the proposed alternative expansion sites are shown in Attachments A, B and C. All three alternatives would involve some degree of relocation of existing commercial and residential structures.

Environmental Assessment

The EIR will assess potential impacts associated with the project pursuant to the California Environmental Quality Act (CEQA) and the City EIR Guidelines.

The Community/Convention Center Expansion will be evaluated in accordance with the following outline and any other environmental parameters necessary to comply with the requirements of CEQA Guidelines, Section 15126:

- a. Significant impacts which cannot be avoided.
- b. Significant environmental affects.
- c. Mitigation measures.
- d. Growth inducing impacts.
- e. Relationship between short-term and long-term productivity.
- f. Alternatives. This section shall list all reasonable alternatives to the plan and summarize the beneficial and adverse impacts of each alternative.
- g. Significant irreversible environmental changes.

Topics of Evaluation

Each of the following subject areas will be assessed in the EIR utilizing the existing condition or no project situation as the base case with expansion to the East as Alternate #1, expansion to the West as Alternate #2, and expansion to the North as Alternative #3. The analysis will be either a qualitative or quantitative level for the existing adopted City General Plan, City Zoning Ordinance, and 1980 Central City Community Plan.

3. EMPLOYMENT

- A. Forecast jobs lost and generated by the project according to employment category based upon factors and methods determined by the market analysis and City staff projections. These forecasts shall include estimates of salaries for each job classification and number of anticipated positions available in the proposed building and construction. The analysis shall include an evaluation of existing permanent jobs and average salaries vs the anticipated new permanent jobs and average salaries if the project is completed. This information will serve as a part of the support documentation for the projects fiscal impacts.

4. HOUSING

- A. Define the residential market affected by the proposed expansion. Determine the number of residential accommodations that will be eliminated and describe the potential impact on adjoining residential market if housing is eliminated. Identify housing costs, rental rates and availability of similar housing types in the area. Identify relocation assistance requirements.

5. TRAFFIC AND CIRCULATION

- A. Review existing traffic conditions utilizing the most current transportation reports available from the City. This information will serve as the baseline for further analysis of downtown traffic conditions.
- B. Determine the traffic impacts from the Convention Center Expansion in all three alternatives and project the traffic generation potential for a.m. and p.m. Include the effects of the Memorial Auditorium as a theatrical facility seating 4,000.
- C. Define principal assumptions for basis of transportation assessment for review and approval by the City Traffic Engineer prior to evaluations.
- D. Update existing transportation data for the downtown area through a.m. and p.m. traffic counts for the following intersections:
1. 12th and J Streets
 2. 12th and L Streets
 3. 13th and J Streets
 4. 13th and I Streets

- D. Determine the compatibility of future noise levels with existing and planned land uses near the project site.
- E. Define project-related construction noise impacts with respect to duration, nature, and level for various activities associated with the project development.
- F. Determine the potential noise levels within the facility as a result of external noise sources of light rail and street traffic.
- G. Determine appropriate noise abatement measures for short term construction noise and long term noise levels resulting from daily business operations.

7. AIR QUALITY

- A. Assess the potential for exceeding indoor air quality standards specified by CAL-OSHA through comparisons of modeled air quality levels with the standards.
- B. Determine if there are localized CO hot spots currently or in the future that would impact the facility.
- C. Compare projected increased CO levels with State and Federal standards to determine the potential for exceeding such standards.
- D. Determine appropriate mitigation measures to minimize the deterioration of ambient air quality and attain CAL-OSHA indoor standards.

8. MICROCLIMATE

- A. Define existing microclimate conditions in the vicinity of the project site such as average temperature, wind direction and speed, and rainfall from the downtown weather station.
- B. Evaluate potential qualitative changes in local wind patterns through analysis of existing data.
- C. Describe the existing and projected impact of the Pacific Telephone Building on the microclimate.

9. FISCAL IMPACTS

- A. Compare the impacts associated with expansion of the existing facility vs maintaining the existing configuration. Include one time and annual benefits to the City as well as potential secondary financial opportunities utilizing the market analysis prepared under separate contract for this project.

- B. Assess the potential for subterranean cultural resources beneath the proposed project site and recommend future treatment of resources which may occur on the site.
- C. Establish mitigation measures necessary for the protection of the existing church located at the intersection of 15th and J Streets during demolition and construction.

12. PUBLIC SERVICES

- A. Briefly review and analyze the potential impacts of the proposed expansion on water, sewer, drainage, natural gas, electrical service, and Solid Waste Disposal Facilities.
- B. Describe existing fire and police protection systems servicing the project site. Include the location and response times for Police and Fire Department services. Review potential impacts on personnel and equipment.

13. SOILS/GEOLOGY

- A. Briefly describe the geological characteristics of the project area. Describe any geological or seismic hazards that might impact the facility or surrounding structures during construction and after completion of the project.

14. PLANT AND ANIMAL LIFE

- A. Briefly inventory and describe existing plant and animal habitats in the project area and describe the impact of the proposed expansion. Determine effective mitigation measures to reduce potential impacts to a less than significant level.

15. GENERAL

- A. Outline effective mitigation measures to reduce potential impacts to a less than significant level. If mitigation measures are not available to reduce the impacts to a less than significant impact, alternative mitigation measures will be developed to reduce potential impacts of the project.
- B. Provide a comprehensive summary table with a comparative quantification of why individual aspects of the assessed alternatives are better or worse than others.

NOP DISTRIBUTION LIST . *
SACRAMENTO COMMUNITY/CONVENTION CENTER EXPANSION EIR
June 12, 1987

Ms. Anne Rudin, Mayor
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. Terry Kastanis
Council Member, District 7
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. David Martinez
Deputy City Manager
City Manager's Office
915 I Street, Room 109
Sacramento, CA 95814

Mr. Charles Bradley
Council Member District 2
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. Darryl Chinn
Sacramento City Planning
Commission
1311 Perkins Way
Sacramento, CA 95818

Mr. Brian Richter
Sacramento County Executive
700 H Street, Room 7650
Sacramento, CA 95814

Mr. Tom Chinn
Council Member District 4
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. Edward Goodin, Jr.
Sacramento City Planning
Commission
5679 Freeport Boulevard
Sacramento, CA 95822

Mr. Walter J. Slipe
City Manager
City of Sacramento
915 I Street, Room 109
Sacramento, CA 95814

Mr. William A. Smallman
Council Member, District 6
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. Brian Holloway
Sacramento City Planning
Commission
2934 Medelia Court
Sacramento, CA 95833

Mr. Les Frink
Deputy Director
Sacramento City Public
Works Department
915 I Street, Room 207
Sacramento, CA 95814

Ms. Lynn Robie
Council Member, District 8
915 I Street, Room 250
Sacramento, CA 95814

Ms. Kristan Otto
Sacramento City Planning
Commission
891 Commons Drive
Sacramento, CA 95825

Mr. Bill Edgar
Executive Director
Sacramento Housing and
Redevelopment Agency
630 I Street
Sacramento, CA 95814

Ms. Lyla Ferris
Sacramento City Planning
Commission
4511 Austin Street
Sacramento, CA 95831

Mr. Sam Walton
Sacramento City Planning
Commission
4281 Blackford Way
Sacramento, CA 95823

Mr. Ted Kobey
Assistant City Attorney
Sacramento City Attorney's
Office
812 10th Street, Room 201
Sacramento, CA 95814

Mr. Phillip R. Hollick
Sacramento City Planning
Commission
150 Portinao Circle
Sacramento, CA 95831

Mr. Mel Johnson, Director
Sacramento City Public Works
Department
915 I Street, Room 207
Sacramento, CA 95814

Mr. Jack Kearns
Police Chief
Sacramento City Police Department
813 6th Street
Sacramento, CA 95814

Mr. William Ishmael
Sacramento City Planning
Commission
1730 I Street
Sacramento, CA 95814

Mr. Robert Thomas, Director
Sacramento City Parks & Comm.
Service Dept.
1231 I Street, Room 400
Sacramento, CA 95814

Ms. Christine Olson
Public Information Officer
Sacramento City Manager's Office
915 I Street, Room 109
Sacramento, CA 95814

Mr. David M. Shore
Council Member District 1
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Mr. James P. Jackson, City Attorney
City Attorney's Office
812 10th Street, Room 201
Sacramento, CA 95814

Ms. Betty Matsuoka
Finance Director
Sacramento City Finance Department
915 I Street
Sacramento, CA 95814

Mr. Douglas N. Pope
Council Member, District 3
Sacramento City Council
555 Capitol Mall, Suite 100

Mr. Ray Charles, Fire Chief
Sacramento City Fire Department
1231 I Street, Room 401
Sacramento, CA 95814

Mr. Reginald Young
Deputy Director
Sacramento City Public Works
Department

Martin Luther King Library
7340 24th Street Bypass
Sacramento, CA 95822

North Sacramento Branch Library
492 Arden Way
Sacramento, CA 95815

Cosumnes College Library
8401 Center Parkway
Sacramento, CA 95823

Sacramento Union
ATTENTION: City Desk
301 Capitol Mall
Sacramento, CA 95812

Ms. Sue Boylan
Neighbors Section
10 Fullerton Court
Sacramento, CA 95825

McKinley Library
601 Alhambra Boulevard
Sacramento, CA 95816

Sacramento Central Library
828 I Street
Sacramento, CA 95814

Mr. E. Heaser
CSUS Science/
Technical Library
2000 Jed Smith Drive
Sacramento, CA 95819

Sacramento Bee
ATTENTION: City Desk
P. O. Box 15779
Sacramento, CA 95813

Mr. Mike McCarthy
The Business Journal
2030 J Street
Sacramento, CA 95814

Mr. Frank Ramirez
Sacramento City Planning
Commission
10 Yahi Court
Sacramento, CA 95833

Mr. Brian Smith
California Department of
Transportation, District 3
P. O. Box 911
Marysville, CA 95901

*A copy of the notice of preparation will also be sent to property owners and tenants within 500 feet of the proposed alternatives.

TRANSPORTATION AND COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, June 16, 1987

LOCATION: City Council Chambers
915 I Street
Sacramento, California

Meeting was called to order at the hour of 1:08 p.m. by Chairperson Lynn Robie and roll call was as follows:

PRESENT: Committee Members Robie, Shore

ABSENT: Bradley*, Kastanis

1. Report regarding the Library Master Plan - Sacramento Museum and History Commission's Recommendations (D-1).

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: FORWARD TO COUNCIL WITH RECOMMENDATION THAT THE MUSEUM AND HISTORY COMMISSION RECOMMENDATIONS BE INCORPORATED INTO THE EIR AND DEVELOPMENT AGREEMENTS FOR THE CENTRAL LIBRARY

VOTING RECORD: MOV: D-1, SEC: D-2
AYES: D-1, D-2, D-8
ABSENT: D-7

MINUTES:

- * Committee member Bradley arrived at 1:12 p.m.

Bob Thomas, Director of Parks and Community Services, gave an overview of this item. Chair Robie recommended that the Museum and History Commission recommendations be incorporated into the environmental impact report and development agreements for the Central Library project.

COMMITTEE ACTION SHEET

2. Report regarding staff recommendations on the two-hour time limit regulations at the 10th and L Garage (Lot H). (D-1)

RECOMMENDATION OF STAFF: APPROVE CONTINUATION OF CURRENT PROGRAM

REPORT(S) BACK:

- A. Report back on utilization of two-hour spaces and cost implications of expanding the program.
- B. Status of maintenance of parking structures.

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION AND REQUEST REPORTS BACK

VOTING RECORD: MOV: D-1, SEC: D-2
AYES: D-1, D-2, D-8
ABSENT: D-7

MINUTES:

Mark Morgan, Parking Division Manager, gave an overview of this item. He explained that the program had resulted in an increase in turnover and a greater number of parking spaces due to the transfer of monthly permits. He explained that the downtown merchants were not fully satisfied with the report.

Ed Grebitus, representing the downtown merchants, stated that 100 two-hour spaces is an improvement but an additional 100 would be necessary to provide sufficient parking for downtown businesses.

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3. Ordinance adding Chapter 75 to the Sacramento City Code providing for the levy of special assessments pursuant to the Municipal Improvement Act of 1913. (D-All).

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION SHEET

3. CONTINUED FROM PREVIOUS PAGE

COMMITTEE ACTION:

APPROVE STAFF RECOMMENDATION

VOTING RECORD:

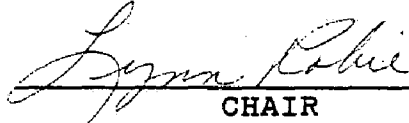
MOV: D-2, SEC: D-1

AYES: D-1, D-2, D-8

ABSENT: D-7

MINUTES:

Les Frink, Deputy Director of Public Works, explained that this ordinance change would give the City more flexibility in acquiring improvements.



CHAIR



SECRETARY