

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

July 15, 1987

City Planning Commission
Sacramento, California

Members in Session:

**SUBJECT: REVIEW OF A NOTICE OF PREPARATION FOR A DRAFT EIR
ON A REQUEST FOR A 15 STORY BUILDING LOCATED
ADJACENT TO OLD SACRAMENTO (P87-196)**

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Summary

The City of Sacramento has distributed a Notice of Preparation for a Draft Environmental Impact Report (EIR) on a request for a special permit to renovate an existing 50,000 square foot, four story office building and to construct a 15 story, 182,800 square foot office tower including seven stories of a parking garage for 286 vehicles. The project site is located at 111 Capitol Mall adjacent to Old Sacramento National Historic Landmark.

The site is zoned Central Business District (C3). Surrounding land uses include a parking garage to the west, a surface parking lot and Old Sacramento (apartments, offices and retail uses in historic or reconstructed buildings) to the north, I-5 to the east and surface parking and vacant land to the south. The proposed office tower would front on Capitol Mall and would be across Front Street from the Tower Bridge.

The City of Sacramento is the lead agency pursuant to State CEQA Guidelines 15082(a). The City has prepared an outline of the scope and content of the EIR which will assess existing City Plans and policies of the Draft General Plan update, Central City Community Plan, traffic and circulation impacts, air quality impacts, fiscal impacts and aesthetic impacts. The map is attached for the Planning Commission's consideration.

Recommendation

The Planning staff recommends that the Commission receive public comments and may comment on the scope of the EIR.

Respectfully submitted,



Clif Carstens
Senior Planner

P87-196

July 23, 1987

Item 22

CC/LP:jr
Attachments

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

June 22, 1987

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR 111 CAPITOL MALL (P87-196);
SCH# 87042710

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

To Interested Persons:

The Sacramento City Planning Division is the lead agency for an Environmental Impact Report (EIR) on 111 Capitol Mall office building. The subject site for the EIR is .85 acres at the northeast corner of Capitol Mall and Front Street adjacent to the Old Sacramento National Historic Landmark. (see attached vicinity map)

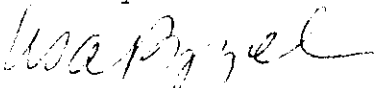
The project includes renovation of an existing 50,000 square foot four story office building and construction of a 15 story, 182,800 square foot office tower including seven stories of a parking garage for 286 vehicles. The site is zoned Central Business District (C-3) and is designated in the 1980 Central City Community Plan for Old Sacramento/Urban Office uses. The office building proposed for renovation and a surface parking lot currently occupy the site.

City Planning staff has prepared a summary addressing the scope and content of the EIR (see attachment C). We would appreciate receiving your comments concerning any additional considerations that should be addressed in the Draft EIR. Please respond by July 24, 1987.

The consultant for preparation of the EIR is LSA, Inc. This firm may contact you regarding your comments and any assistance you can provide them is appreciated.

The City anticipates the Draft EIR will be circulated for public review in October 1987. Please contact me at (916) 449-2037 if you have any questions regarding this matter.

Thank you



Lisa Pyzel
Planner

Larry Ferral
 Acting Director
 National Weather Service
 1416 Ninth St. Room 1641
 Sacramento, California 95814

Anne Geraghty
 CA Air Resources Board
 P.O. Box 2815
 Sacramento, California 95812

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 P.O. Box 2390
 Sacramento, California 95811

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 Sacramento, California 95811

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 CALTRANS District 3
 P.O. Box 911
 Marysville, CA 95901

Laurie Henley
 Old Sacramento Merchants Assoc
 130 J Street
 Sacramento, California 95814

John M. Robertson
 Yolo County Public Works Dept
 292 Beamer Street
 Woodland, California 95695

Rich Moran
 A T and T
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 Sacramento, California 95814

City Desk
 Sacramento Bee
 P.O. Box 15779
 Sacramento, California 95813

City Desk
 Sacramento Union
 301 Capitol Mall
 Sacramento, California 95812

Mike McCarthy
 The Business Journal
 2030 J Street
 Sacramento, California 95814

Sue Boylan
 The Neighbors Section
 10 Fullerton Court
 Sacramento, California 95825

Regional Transit
 P.O. Box 2110
 Sacramento, California 95810
 ATTN: Hinda Chandler

Paul Olmstead
 Dist Planning Dept.-SMUD
 P.O. Box 15830
 Sacramento, California 95813

Airport Land Use Commission
 800 H Street
 Sacramento, California 95814
 ATTN: Peter Hill

P G & E
 P.O. Box 7444
 Sacramento, California 95826
 ATTN: District Mgr.

Air Pollution Control Board
 3701 Branch Center Road #219
 Sacramento, California 95827
 ATTN: Gary Glissmeyer

Sierra Club
 Conservation Commission
 P.O. Box 1335
 Sacramento, California 95806

League of Women Voters
 2206 K Street
 Sacramento, California 95814

Downtown Plaza Association
 596 Downtown Plaza
 Sacramento, California 95814
 ATTN: Dennis M. Smith

SACOG
 P.O. Box 808
 Sacramento, California 95804
 ATTN: James E. Williams

Paul Schmidt
 Cap Area Dev Authority
 1230 N Street, Suite 200
 Sacramento, California 95814

Sacramento Co. Env. Section
 827 7th Street, Room 101
 Sacramento, California 95814
 ATTN: Al Freitas

Sacto Co Env Health Agency
 3701 Branch Center Rd, # 206
 Sacramento, California 95827
 ATTN: Art Seipel, Harry Sen

California Dept. of Health
 714 P Street, Room 430
 Sacramento, California 95814
 ATTN: Peggy Harris

Air Resources Board
 Regional Modeling Division
 P.O. Box 2815
 Sacramento, California 95812
 ATTN: Pat Randal

Mike Eaton
 ECOS
 1823 11th Street
 Sacramento, California 95814

DISTRIBUTION LIST
111 CAPITOL MALL
P87-196

Peggy Osborn
OPR
1400 10th Street
Sacramento, California 95814

CA Water Quality Control Brd
Central Valley Region
3201 S Street
Sacramento, California 95816

CA Dept of Transportation,
Aeronautics
1120 N Street
Sacramento, California 95814

Howard Evanson
Sacramento Downtown Assoc.
1505 3rd Street
Sacramento, California 95814

Mike Smith
Office of Facility Planning
and Development
1125 10th Street
Sacramento, California 95814

Thomas N. Stagen
111 Capitol Mall Assoc.
250 North Canon Drive
Beverly Hills, CA 90210

Hilton Williams
Ferrar Williams Architects
1418 20th Street
Sacramento, California 95814

Property Owners Council
Old Sacramento Management
Board
130 J Street
Sacramento, California 95814

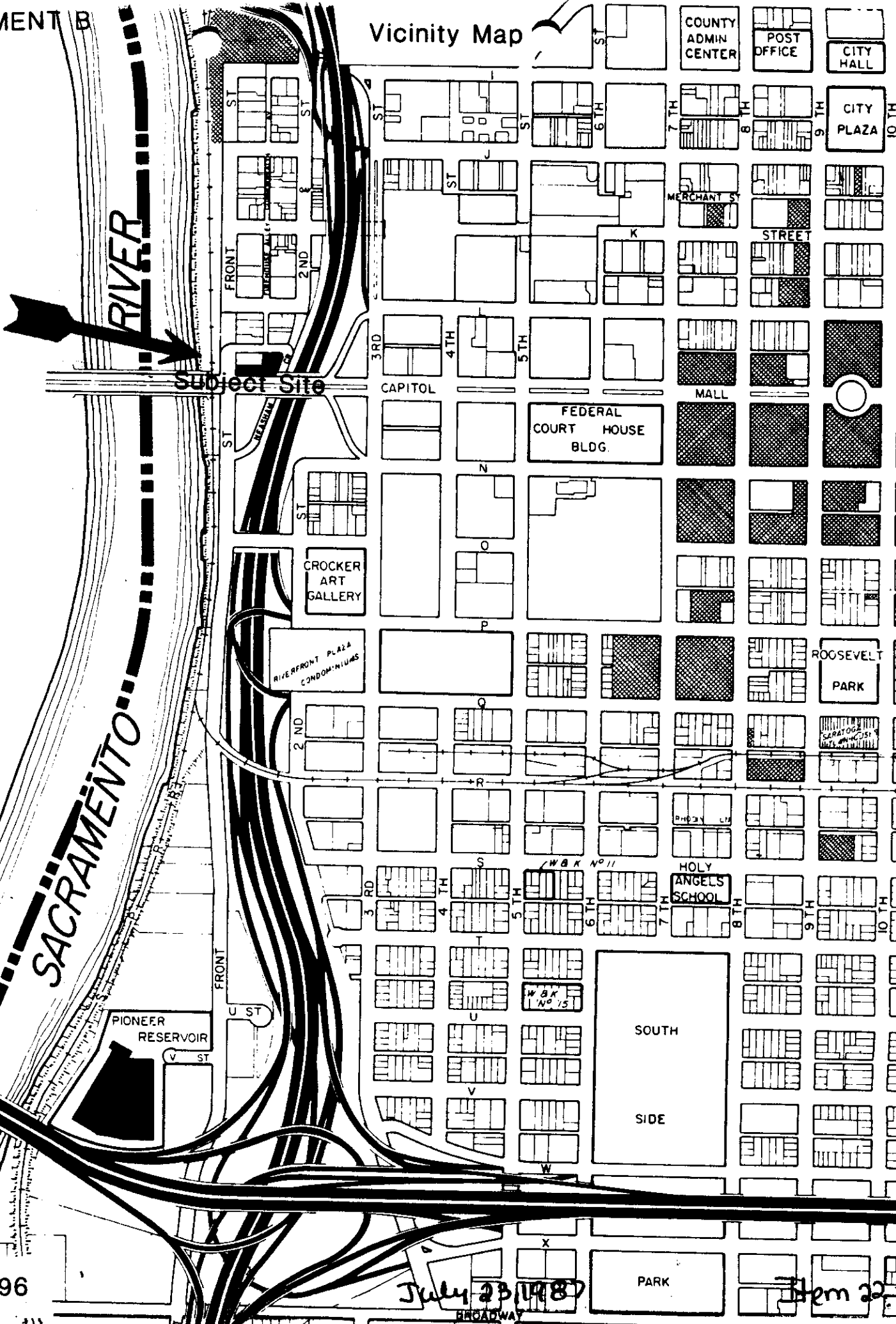
Pioneer Association
1721 2nd Street, #202
Sacramento, California 95814
ATTN: Robert Heringer

Sacramento Area State Historic
Park Advisory Committee
111 "I" Street
Sacramento, California 95814
ATTN: Bill Gaylord

Christy Savage
Hefner, Stark & Marois
555 Capitol Mall, 14th Floor
Sacramento, California 95815

Leo Goto - SHRA
Bill Edgar - SHRA
Ted Leonard - SHRA
Jack Kearns - Police Department
Ray Charles - Fire Department
Walt Ueda - Parks Department
Mark Morgan - Parking/Public
Works
Dee Lewis - Public Works
Jim Bloodgood-Traffic/Public
Works
Councilmember Dave Shore
Councilmember Tom Chinn
Walter J. Slipe, City Manager
Mel Johnson, Public Works
Harry Berhens, Water and Sewer

Vicinity Map



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4. Redevelopment Agency

CITY OF SACRAMENTO
Assessor's Map Dn. 6 - Pn. 15

SACRAMENTO

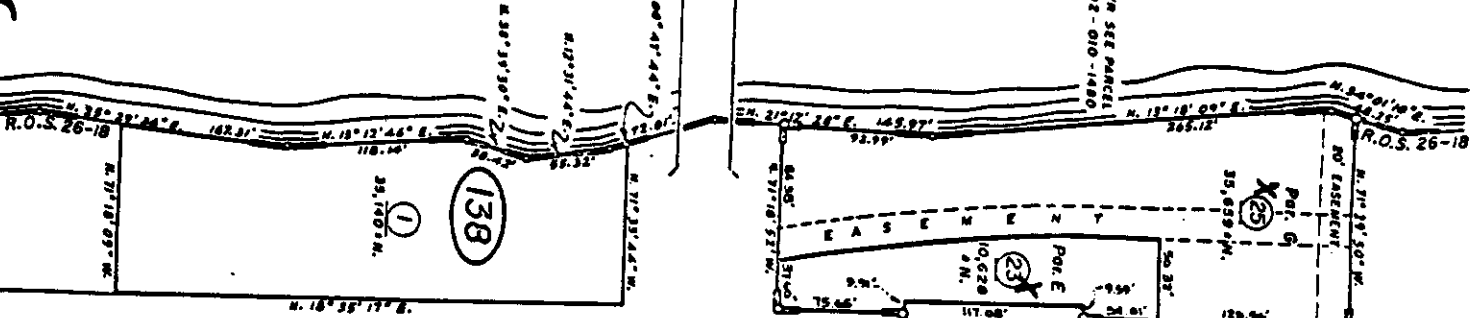
COUNTY

Sacramento

River

BRIDGE

FOR M/R SEE PARCEL
002-010-1480



FRONT

STREET

CAPITOL

Subject Site

OLD CI

INTERSTATE

FREEWAY

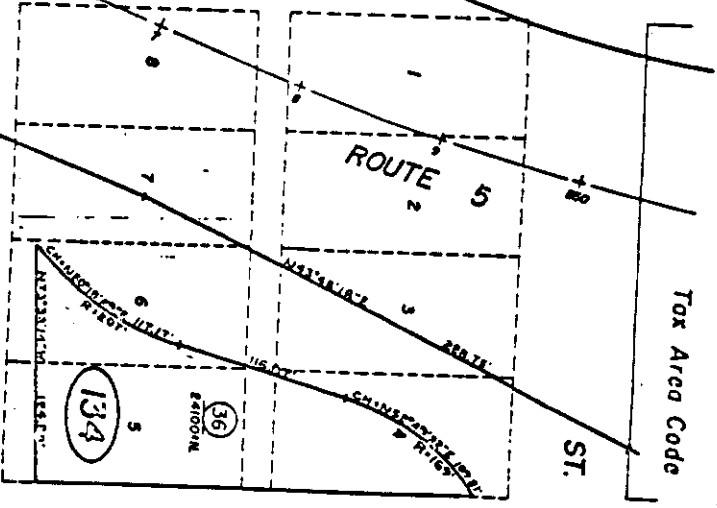
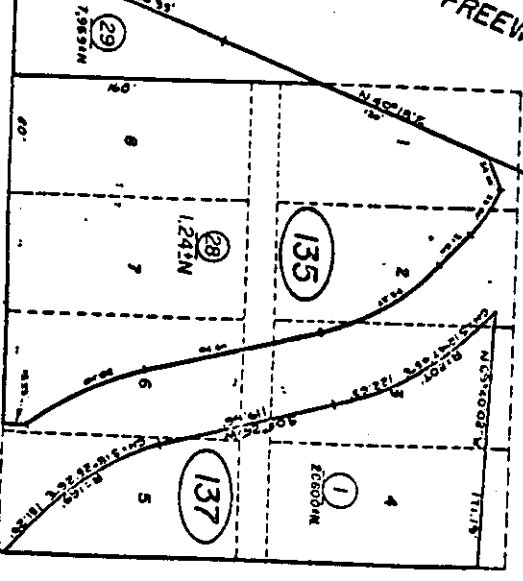
2nd ST.

R.O.S. 26-18

07

ROUTE 5

Tax Area Code



3rd

ST.

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Issues / Revisions
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 1 1/12/86
 0



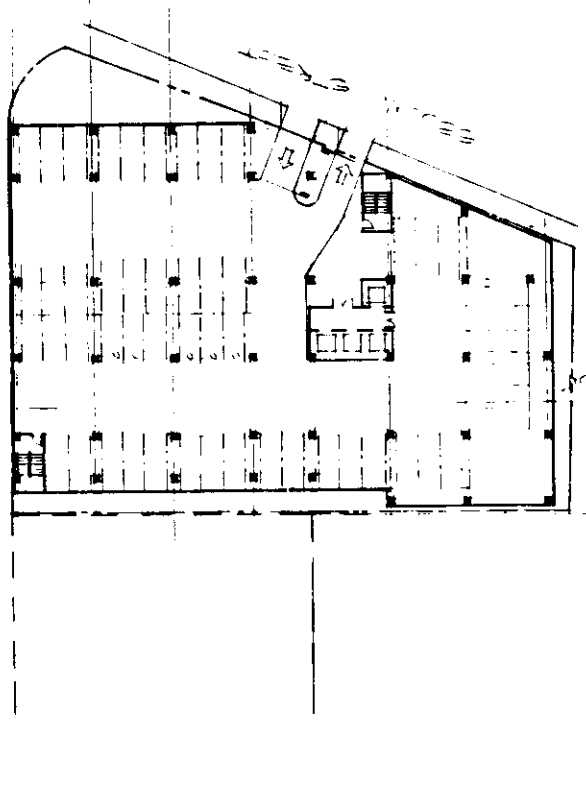
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 Sheet Title

FLOOR PLANS

Sheet No. 1



VICINITY MAP



FIRST GARAGE LEVEL

BUILDING SUMMARY

AREA	AREA (SQ. FT.)	GROSS	NET
OFFICE	10,000 X 4	57,000	24,000
STOR.	17,500 X 2	35,000	35,000
TOTAL		82,000 SQ. FT.	

TYPE	QUANTITY	TOTAL
STALLS	10 + 10 = 20	

GARAGE LEVEL 2

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 11/11/86
 11/24/86
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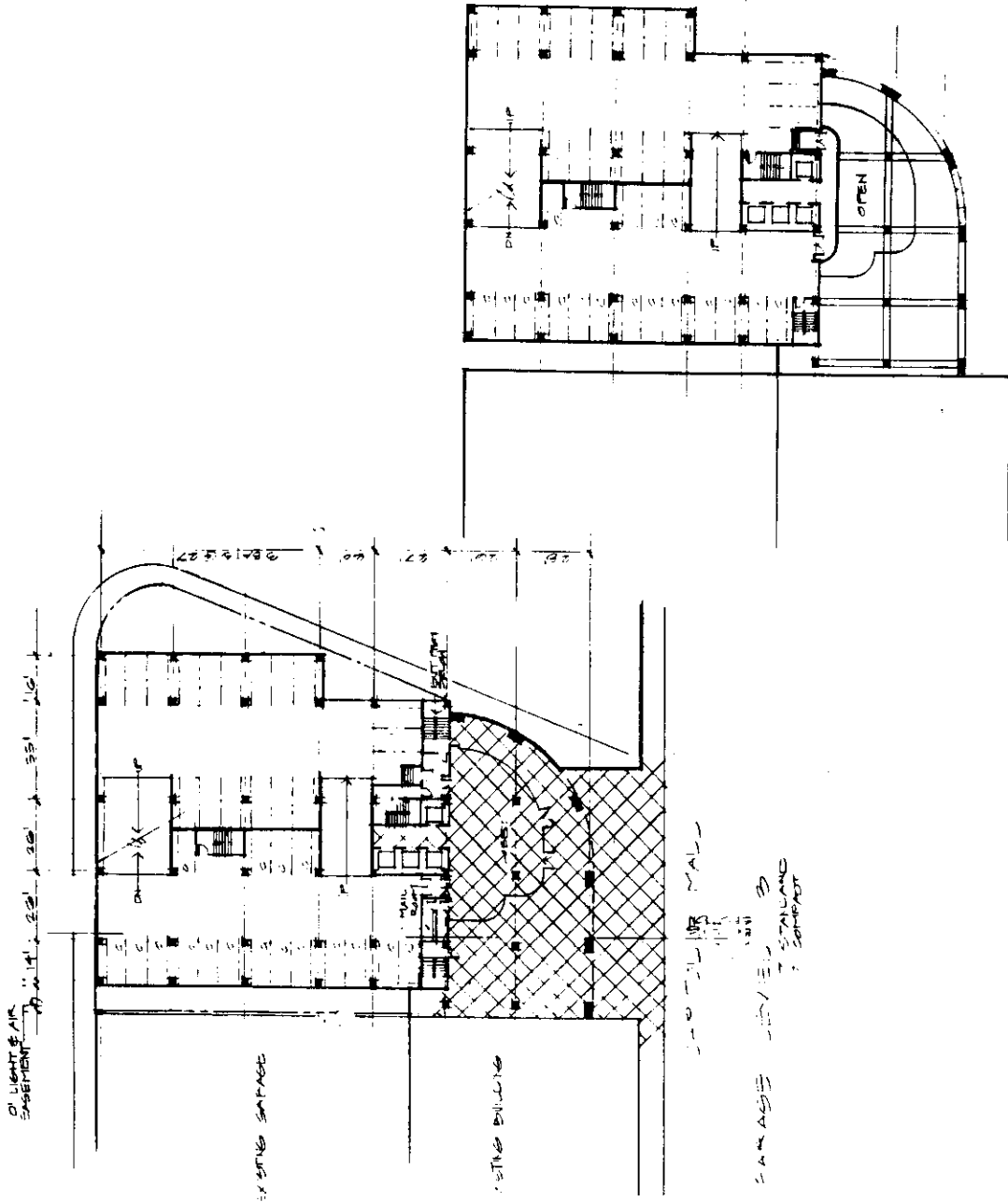


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 Sheet Title

FLOOR PLANS

Sheet No.

2



GARAGE LEVEL 15 STAIRS TO GARAGE

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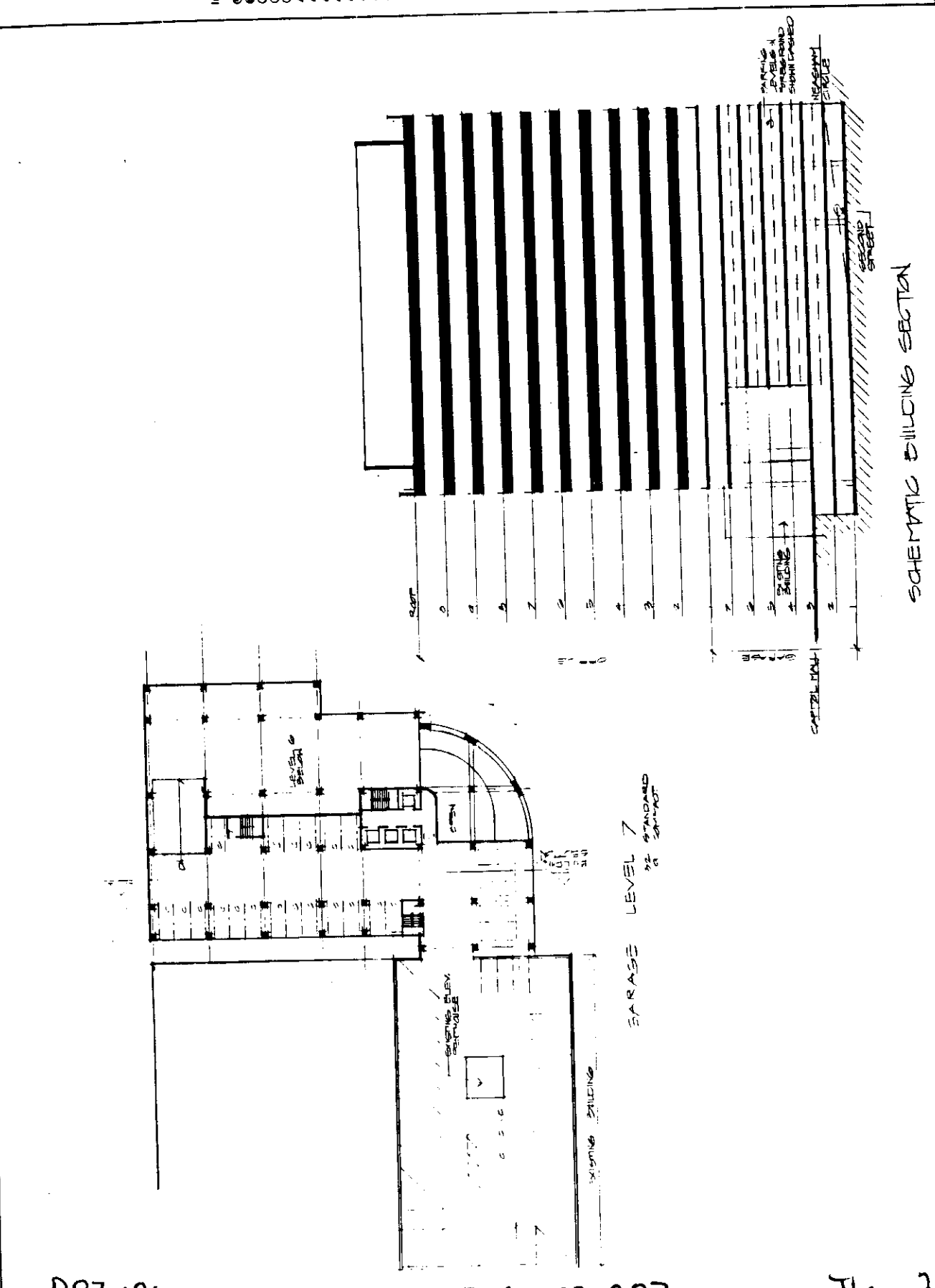
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Sheet Title

FLOOR PLAN BUILDING SECT.

Sheet No. 3



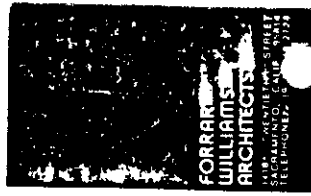
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- 01/11/80
- 01/22/80

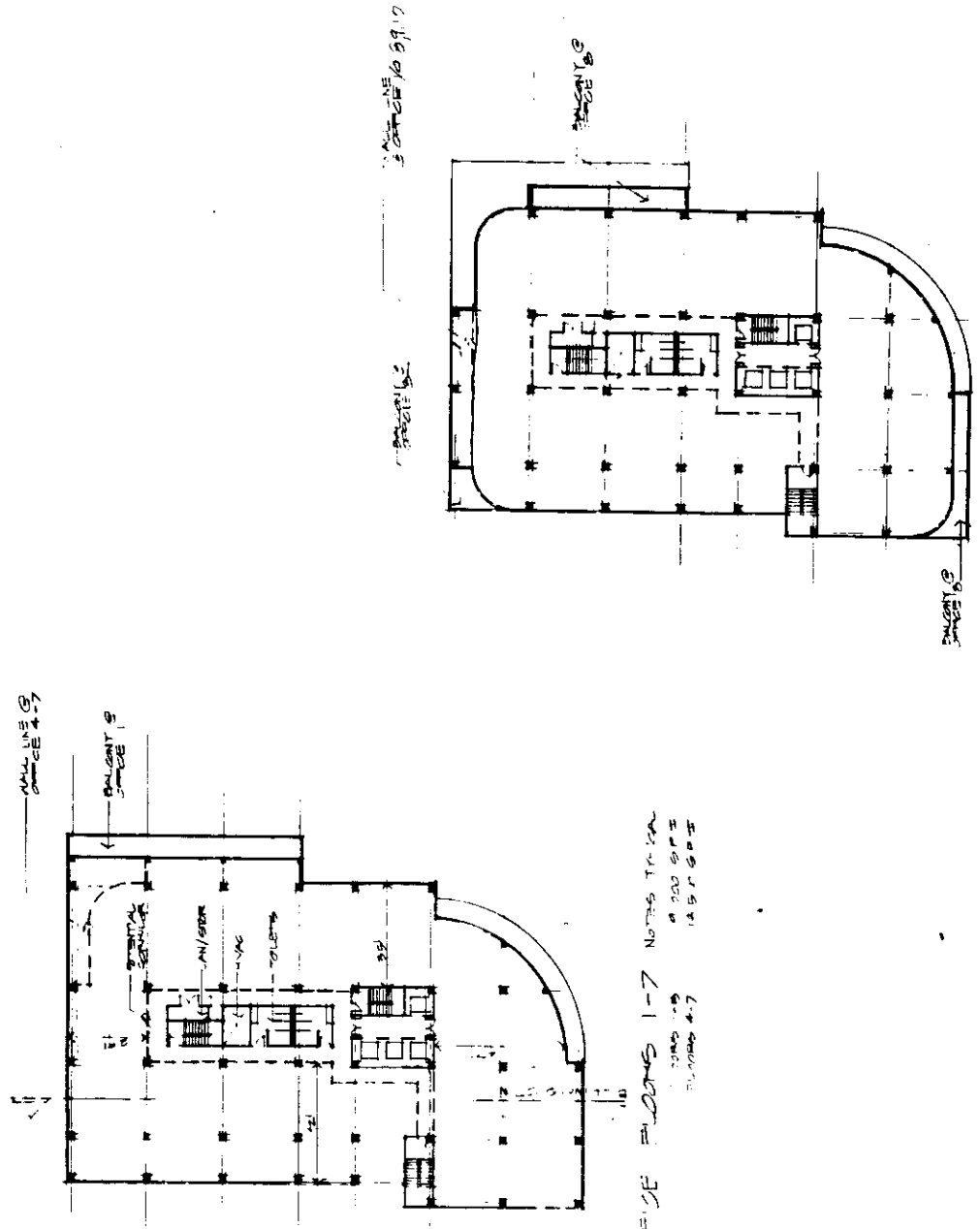


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 Ref. North
 Sheet Title

FLOOR PLANS

Sheet No.

4



OFFICE FLOORS 1-7 NOTES IN 1/A
 FLOOR 1-7 17500 S.F.
 FLOOR 8-7 14500 S.F.

OFFICE FLOORS 8-10
 FLOOR 8-9 17500 S.F.
 FLOOR 10 16000 S.F.

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Issues O Revisions

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Job No. 015 & 5002

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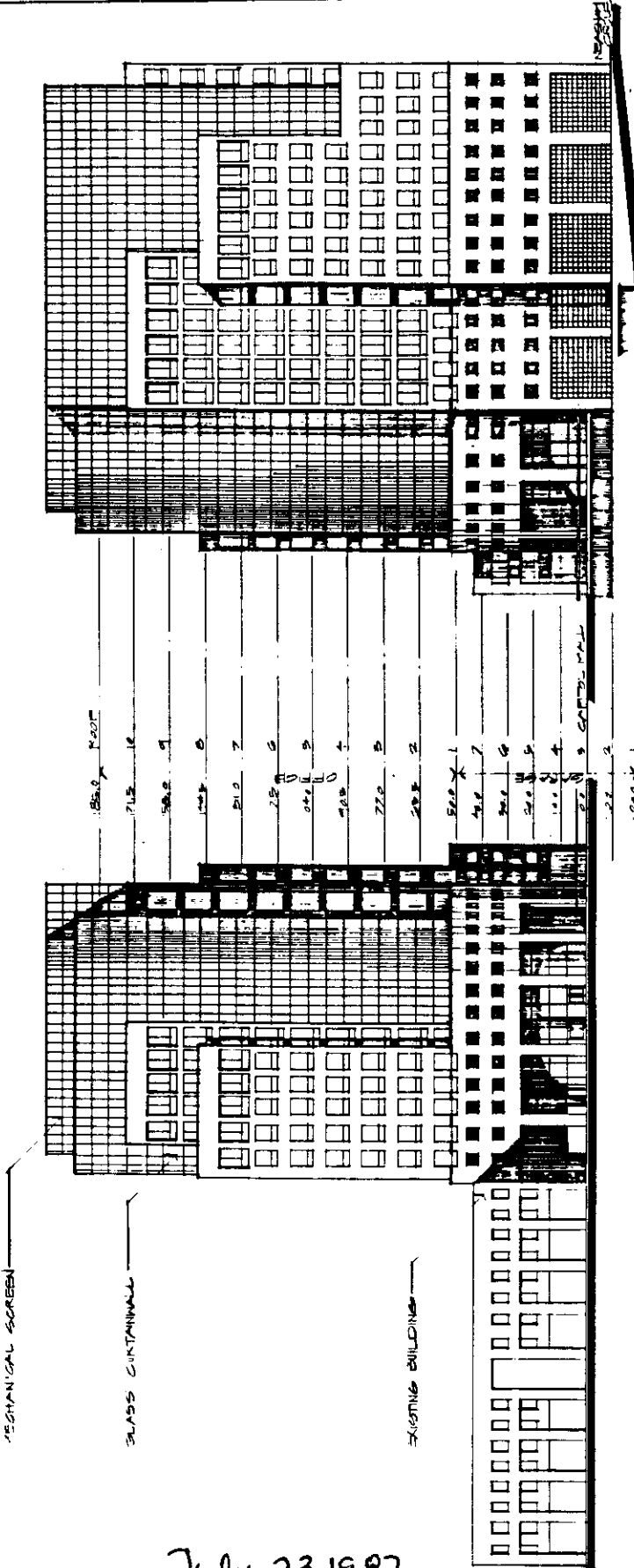
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Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

5



EAST

SOUTH

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Issues 0 Revisions 2

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Job No. C08 63002

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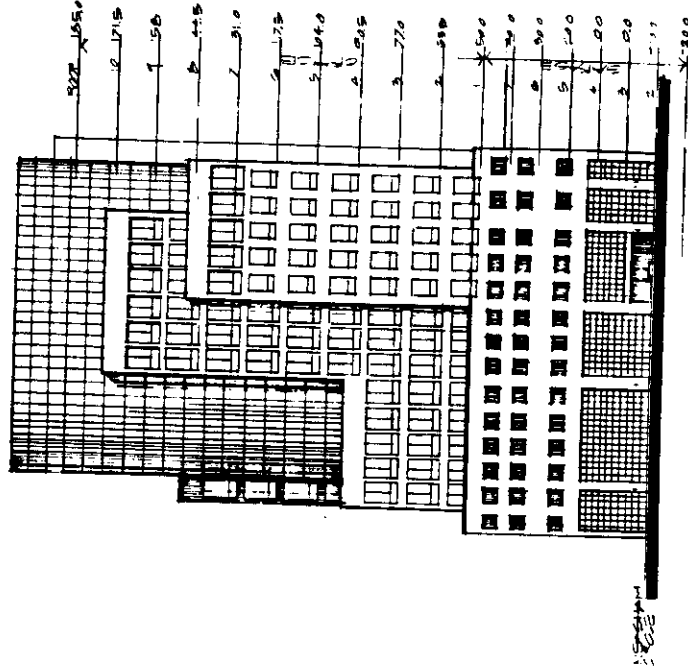
Sheet Title

EXTERIOR ELEVATION



Sheet No.

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Artist's Rendering



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Evaluate solar access of the proposed project. Areas shaded by the project between the hours of 9:00 a.m. and 3:00 p.m. for representative times of the year will be identified and illustrated. Any necessary mitigation measures to prevent shading of sensitive uses will be identified.

Prepare a glare analysis identifying areas potentially affected by glare from the proposed project. The glare analysis will investigate potential glare during these times for representative times throughout the year and will consider proposed design details such as building setbacks, recessing windows and other reflective surfaces, landscaping, and materials.

Cultural Resources. The proposed project is located adjacent to the Old Sacramento Historic District which is on the National Register of Historic Places. In addition, there is the potential for subsurface archaeological resources at the site.

Identify cultural resources in the area and to assess the potential for the project to impact these resources including a literature review and other archival research and contact with the Sacramento State University Anthropology Department (cultural resources inventory), the State Historic Preservation Office, and the California Department of Parks and Recreation. Based on this research, the potential for cultural resource impacts due to the project will be assessed and will provide parameters for further archival research (if necessary) and subsurface evaluation as mitigation measures.

Fiscal Impacts. The fiscal analysis will describe the net fiscal impacts of the proposed project and alternatives on the City's budget. The first task of this analysis will require the identification of City costs for the provision of various municipal services. The results will be compiled into a summary statement which indicates total services costs for the project and alternatives.

The second task for the fiscal analysis will be the determination of potential revenues generated by proposed development. The extent of changes in property tax revenues, sales tax, and other sources of City revenues affected by the development of this project will be determined. The discussion will present a summary of revenues which the City could anticipate as a result of the proposed project and alternatives.

The summaries of potential costs and revenues will be combined into a master summary and compared. As a result, the net fiscal effects of the project and alternatives will be clearly determined and presented. This section will describe the extent of all services costs and indicate the sources of all potential revenues resulting from the project.

Assess the potential for land use impacts due to the project, and assess the project's relationship and orientation to land uses to the north (Old Sacramento) and its specific conformance to the Special Commercial District of the Redevelopment Plan for Project No. 4 in which it is located. The project's consistency with the City General Plan, Zoning Ordinance, the CBD Urban Design Plan, and any other relevant planning documents will also be addressed. The significance of any potential land use compatibility impacts will be determined and will provide a complete plans and policies consistency analysis.

Identify appropriate mitigation measures to address any significant land use or planning impacts. These measures may also be presented as development recommendations or guidelines for the project. Possible measures include guidelines for orientation of building entrances, landscaping or setback recommendations along the site perimeter, and other design features to achieve compatible interfaces with adjacent uses.

Traffic and Parking. Traffic and parking concerns posed by the project include the loss of parking currently on the site, the adequacy of the proposed parking plan, access to/from the project structure, traffic impacts on nearby intersections, and the effectiveness of proposed Transportation System Management (TSM) measures in reducing trips and parking demand.

Conduct traffic counts and assess conditions at the following critical intersections:

1. Front Street and Capitol Mall
2. Second Street and Capitol Mall
3. Second Street and "L" Street
4. Second Street and "I" Street
5. Third Street and "L" Street
6. Third Street and "J" Street
7. Fifth Street, and "J" Street
8. Fifth Street and "I" Street

This analysis will consider morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) peak-hour conditions. Manual turning movement counts at each intersection will be taken. Existing parking utilization at the two parking structures serving the Old Sacramento Area will also be analyzed. Parking occupancy will be determined on an every-two-hours basis for a typical weekday and weekend from 8:00 a.m. to 6:00 p.m.

Current operational levels of service and volume/capacity ratios will be calculated at each study intersection. At unsignalized locations, existing traffic volumes will be compared with warrant criteria to determine if signalization is already required. Current parking occupancy rates will be calculated and summarized on a bi-hourly basis by structure for both weekday and weekend periods.

The impact assessment will begin with calculation of the number of automobile trips generated by the project and the project alternatives utilizing approved trip generation rates reflecting modal choice and automobile occupancy rates. Trip reduction allowed by City ordinance will also be considered. Project and alternative trips will then be distributed directionally and assigned onto the roadway network. The probable project trip distribution will be developed from consideration of such factors as current travel patterns and regional demographics. The project trips will be assigned to the adjacent study area street system based on the location of parking access, on the availability of regional transportation facilities, and on the recognizable least time path.

Parking demands for the project will be based on interpretation of several factors. Published parking generation rates provided by the Institute of Transportation Engineers (ITE) will be consulted and adjusted with probable modal choice. Modal choice assumptions will reflect project-specific TSM alternatives and the credits to parking requirements allowed by City ordinance.

The impact analysis will involve parallel assessment of the project and the alternatives. Impacts to existing conditions will be identified during each analysis period (a.m./p.m.). Operational levels of service and volume/capacity ratios will be calculated at each study intersection for the project and each of the alternatives. At unsignalized locations, projected volumes will be compared with warrant criteria to determine the need for signalization. Increases in utilization of alternative transportation modes (e.g., transit, pedestrian, bicyclists) resulting from the project or its alternatives will be quantified. In addition, the impact of project automobile traffic on these facilities will be evaluated. Increases in utilization of existing parking structures resulting from the project and the alternatives will be quantified for weekday and weekend conditions.

Cumulative impacts resulting from development of this and other projects will be analyzed. Buildout of an area project will provide future traffic volumes which will in turn be factored to create intersection turning movements for each analysis period. Cumulative traffic will be added to project traffic onto future background traffic levels. Cumulative impacts on traffic circulation, transit, bicycles and pedestrian will be identified using the evaluation procedures described above for the project assessment.

Based on the results of the project, alternatives, and cumulative impact assessments, appropriate mitigation measures will be identified for existing plus project and cumulative traffic and parking conditions. Strategies for mitigation of traffic impact will consider one-way streets, street closures or rerouting, elimination of left turns, and addition or elimination of on-street parking. The effectiveness of proposed TSM measures will also be assessed and any additional TSM strategies will be identified. Parking mitigations could include joint-use agreements, flexible-use arrangements, modifications to the proposed parking plans, and cooperation in providing off-site parking solutions.

Air Quality. Vehicle emissions from project-related traffic increases would result in incremental regional as well as localized increases in air pollutant levels. An additional concern is the site-specific air quality of the proposed parking garage levels associated with the project.

An analysis will evaluate air quality impacts within the parking garage using modeling techniques developed by the Air Resources Board. The potential for violating the indoor air quality standards established by CAL-OSHA will be assessed. Based on the results of the analysis and a review of the proposed structural plans, necessary mitigations such as vent provisions or design features will be identified.

The analysis will also assess potential air quality impacts due to project traffic. To assess these impacts, the California Air Resources Board's urban emissions computer model URBEMIS #2 will be used to estimate regional increases in air pollution emissions due to project traffic and the California line source dispersion computer model CALINE 4 will be used to determine the potential for microscale air pollution levels and the potential for localized air pollution "hot spots." These levels will be compared to the Sacramento Non-Attainment Plan as well as State and Federal standards to determine the project's impacts on regional and local air quality. The analysis will also evaluate the cumulative air quality impacts associated with traffic increases from the project and other proposed/approved projects in the area. Mitigation measures such as TSM will be recommended to reduce impacts.

Aesthetics. The proposed project would extend 210 feet above Capitol Mall and would have an exterior of granite and tinted glass. The modern architectural style, height, bulk and placement on the lot will contrast with lower-scale Old Sacramento uses to the north. Assess the appropriateness of the building style and its scale, shading effects of the structure on surrounding uses and its potential to create glare, particularly for motorists on the adjacent Interstate 5 highway.

Potential views of the proposed development will be identified from nearby landmarks, publicly used areas, and major transportation corridors. The assessment will use photomontages and bulk outlines. The assessment will include building setbacks, style, scale, materials, and landscaping.

Assess the potential and degree of visual impacts on surrounding and distant land uses due to the project. Description of the character of surrounding structures, the architectural compatibility with the Historic District, the existing streetscape, proposed building setbacks, materials, colors, lighting, landscaping, and visual interest.

Evaluate the project's conformance to relevant design policies including those in the General Plan, Redevelopment Plans, and the CBD Urban Design Guidelines.

ATTACHMENT C
SCOPE FOR THE 111 CAPITOL MALL
OFFICE BUILDING EIR

Project Description: The proposed project consists of the renovation of an existing 50,000-square-foot office building located at the northeast corner of Front Street and Capitol Mall and the construction of a 15-story, 182,800-square-foot office building on an adjoining 0.85-acre parcel. The new project structure would be 210 feet high (above Capitol Mall) and would contain seven levels of parking and ten levels of office space. A total of 286 parking spaces are proposed. The exterior of the new structure would be comprised of reflective glass and granite surfaces articulated with rectangular openings, setbacks, and tiers. It would be integrated with the existing building. Access to the structure would be via Second Street and Neasham Circle.

The site of the proposed new building is currently occupied by a surface parking lot used for monthly parkers. The project is consistent with the site zoning of Central Business District (C-3) and the General Plan description for the site (Old Sacramento/Urban Office). The project application is for a Special Permit. Additional approvals necessary for the project include a lot line adjustment and Design Review Board approval.

The City of Sacramento Department of Planning and Development has determined that a focused EIR is necessary for the project. Focused areas of concern identified by the City include the following: land use and planning concerns; traffic and parking impacts; air quality associated with the proposed parking levels; aesthetic impacts including visual impacts, light, glare and shading; cultural resource impacts; and fiscal impacts. The City has requested that these areas of concern be assessed for the project as well as for two development alternatives consisting of a theoretical five-story complex and a theoretical ten-story complex.

TOPICS OF ANALYSIS

Land Use and Planning Concerns. The proposed project is located in the Central City area adjacent to the Old Sacramento District. While the project would be generally consistent with permitted intensities in the C-3 zone, it does pose land use scale, intensity, and appropriateness concerns due to its proximity to the low-scale, low-intensity Historic District of Old Sacramento. The project's responsiveness to and consistency with relevant redevelopment plans and projects and the CBD Urban Design Plan will be evaluated.

Identify existing and potential land uses in the site vicinity and describe recent development trends in the area and current application and development proposal activity such as the nearby Docks Redevelopment project. Discuss potential development in the area based upon relevant plans including the Redevelopment Plan for Project No. 4., and provide an accurate description of current and potential land uses and relevant plans and policies.

TENTATIVE PROCESSING SCHEDULE

<u>Procedure</u>	<u>Date</u>
NOP Distribution (30 day review)	late June 1987
Draft EIR distribution (45 day review)	late August 1987
Final EIR distribution	early November 1987
Planning Commission Public Hearing on the project	mid November 1987