

SACRAMENTO CITY
PLANNING - ENVIRONMENTAL

DEC 04 RECD

RECEIVED

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

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

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Hearing To Receive Public Comments on Draft DEIR for
Arden Mall Fourth Anchor Tenant (P90-021) and Exposition
Center (P89-181)

BACKGROUND INFORMATION:

The Environmental Services Division is analyzing the environmental impact of three major projects in the Arden/Point West area of the City:

Arden Mall Fourth Anchor Tenant (P90-021)
Expo Center (P89-181)
California Plaza (P90-009)

Draft EIR's for the first two projects are currently circulating for public review, and the public hearing to receive Commission input on these reports has been scheduled for December 6, 1990. The Draft EIR for the California Plaza project will not be available until early 1991.

PUBLIC REVIEW PERIOD FOR DRAFT EIR'S

Arden Mall: The draft EIR for this project is being circulated for a 45 day review period, beginning on November 21, 1990 and ending at 5:00 p.m. on January 7, 1991.

Expo Center: The draft EIR for this project is being circulated for a 45 day review period, commencing on November 9, 1990 and ending at 5:00 p.m. on December 28, 1990.

P90-021 & P89-181

December 6, 1990

3 4
Item #1 and #2

No action is being requested of the Commission at this time other than receiving public testimony on the Draft EIR's at the December 6, 1990 public hearing.

PROJECT DESCRIPTION AND ALTERNATIVES

Arden Mall: The Exhibits marked "A" and "B" provide a summary of the project Description and Alternatives analyzed in the Draft EIR for the Arden Mall Fourth Anchor Tenant. A more detailed discussion of these topics can be found on pages 3-1 and 4-1 of the Draft EIR.

Expo Center: Similarly, Exhibits "C" and "D" provide a summary of the Exposition Center Project Description and Alternatives. More detailed discussion of these topics can be found in Sections 3-1 and 4-1 of the Draft Exposition Center EIR.

SUMMARY OF SIGNIFICANT IMPACTS

Arden Mall: During the scoping process for this project, the Environmental Services Division determined that the following topics had the potential significant adverse impacts and are therefore addressed in the Draft EIR:

- o Traffic and Circulation
- o Air Quality
- o Noise
- o Drainage
- o Light and Glare
- o Urban Design/Visual Quality

A summary of the Impacts and Mitigation Measures for this project are contained on Pages 2-3 through 2-21 of the Draft EIR. The only impacts which are listed as "significant and unavoidable" are:

- o Long-Range Cumulative Development (see Page 2-9)
- o Regional Air Quality (see Page 2-11)
- o Construction Noise (see Page 2-14)
- o Location in A99 Flood Zone (see Page 2-17)

Expo Center: An initial scoping of the Exposition Center EIR indicated that a full range of environmental and policy issues would need to be addressed with the exception of biological resources and hazardous materials which were not considered to be significant impact areas by the Initial Study.

The following topics are addressed in the Draft Exposition Center EIR:

- o Land Use, Zoning and Adopted Plans
- o Employment
- o Air Quality
- o Noise
- o Population
- o Housing
- o Transportation and Circulation
- o Sewerage System

- o Drainage System
- o Solid Waste
- o Fire Service
- o Gas and Electricity Service
- o Soils/Geology
- o Fiscal Impacts

- o Water Supply
- o Police Service
- o Microwave/Radar Transmission
- o Microclimate
- o Aesthetics
- o Cultural Resources
- o Child Care

A summary of impacts is included in the Draft Exposition Center EIR in Section 2, pages 1 through 44. Significant unavoidable impacts have been identified in the following areas:

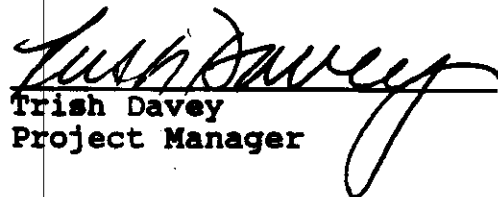
- o Section 5.3 Housing (Table 2, pages 9 and 10)
- o Section 5.4 Traffic (Table 2, pages 11, 12 and 13)
- o Section 5.5 Noise (Table 2, page 15)
- o Section 5.6 Air Quality (Table 2, pages 17 and 18)
- o Section 5.7 Flooding (Table 2, pages 26 and 27)

RECOMMENDATION

That the Commission receive comments from the public and members of the Commission on the two Draft EIR's, and direct staff to respond to all comments received in the Final EIR for the projects.



 Steve Jenkins
 Project Manager



 Trish Davey
 Project Manager

Recommendation Approved by:



 Carol L. Branan, Manager
 Environmental Services Division

DRAFT ENVIRONMENTAL IMPACT REPORT

2.0 Summary



ARDEN FAIR FOURTH ANCHOR TENANT

2.0 SUMMARY

This section briefly describes the proposed project, alternatives, and project impacts. Significant impacts identified during the course of this analysis are presented in Table 2-1 at the end of this chapter.

Summary of Project Description

The project site is located in the Arden-Arcade Community Plan area within Arden Fair Mall. Arden Fair Mall contains three major department stores (anchors), over 110 specialty retail shops, over 25 boutiques, an international food court, a six-screen cinema, and parking. Arden Fair Mall is bounded by the Sacramento Inn and Royale Road, the Swanston Estates, Ethan Way, and Arden Way. The project site is located on the northern side of Arden Fair Mall and is occupied by Arden Fair 6 Cinemas and Weinstocks loading dock.

Arden Fair Associates (AFA) owns the site. AFA submitted an application on November 29, 1989 to construct a JCPenney's at the existing Arden Fair Mall. The application was amended on September 10, 1990 to include a height variance to exceed the 45 foot limit of the City Zoning Code.

The proposed project includes the addition of a 160,000 square foot fourth anchor tenant. The fourth anchor tenant is proposed to be a JCPenney's and would be approximately 60 feet in height or three stories with an additional ten feet for undetermined appurtenances. JCPenney's would utilize colors and themes similar to existing development.

The project also proposes a three-level parking garage. The 211,260 square foot parking garage would contain 222 compact parking spaces and 458 standard parking spaces to accommodate 680 vehicles. The garage would be approximately 25 feet in height with entrances located at the northwest corner, south, and southeast corner of the garage.

The existing 32,030 square foot Arden Fair 6 Cinema would be demolished prior to construction of the proposed project. The cinema would be relocated to one of two proposed locations within Arden Fair Mall: the northwest corner of the mall in the vicinity of Sears or on top of the convenience shops east of Weinstocks. The new cinema would consist of less than 40,000 square feet, eight to ten screens, approximately 2,500 seats, and stand 28 to 50 feet tall depending on the selected location.

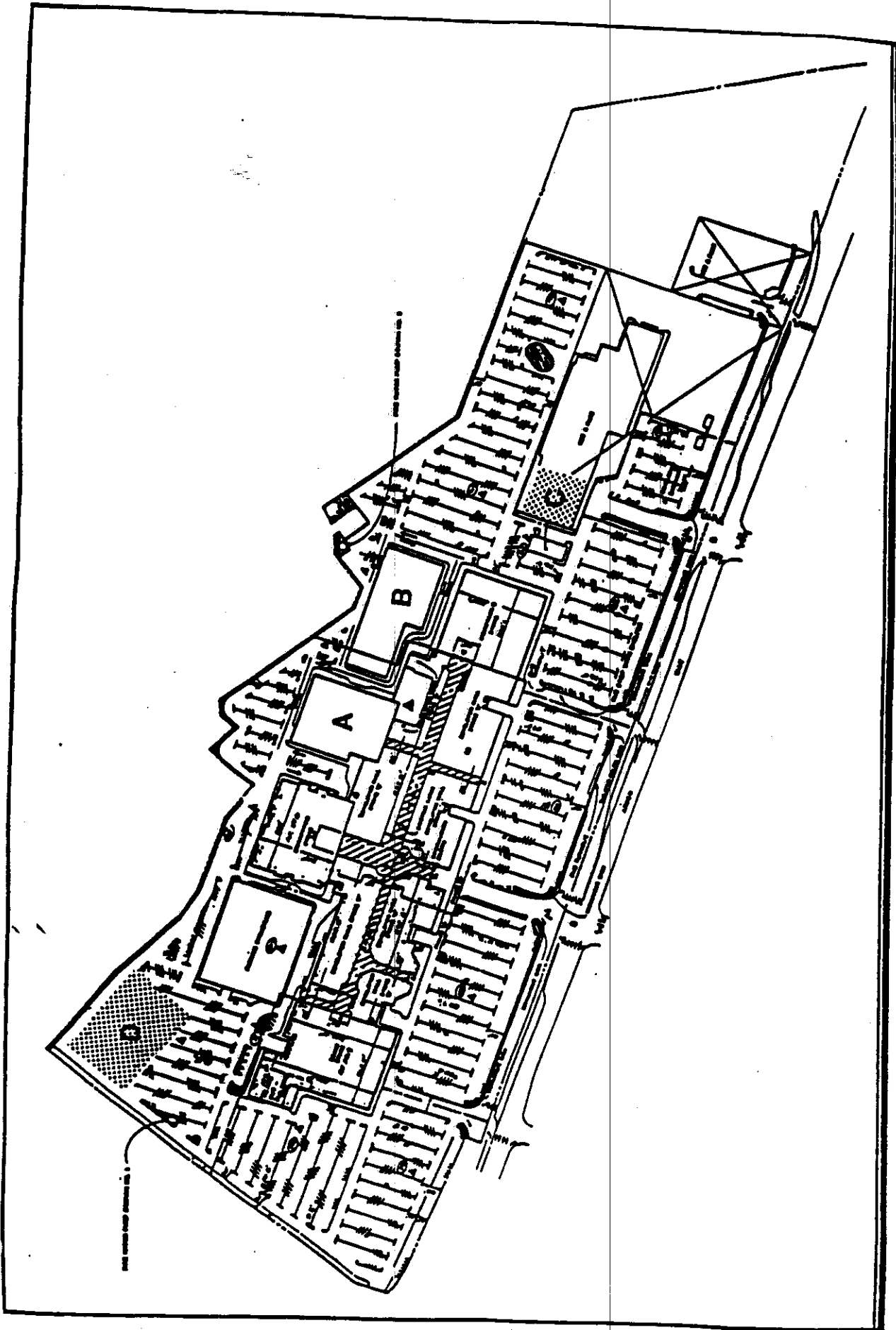
Construction is anticipated to begin January, 1991 with completion of the project estimated for the following year. Construction costs for just the JCPenney's is estimated at \$11,000,000.

Summary of Project Alternatives

The environmental impacts of the proposed project and two alternatives are analyzed in equal detail in this EIR. The alternatives are identified below:

Alternative 1 -- No Project Alternative. Under this alternative, the project site would not be developed and the existing cinema would continue to operate.

Alternative 2 -- Arden Way Alternative. Under this alternative, the cinema would remain at its present location east of Nordstrom's and the parking garage would be constructed according to the proposed project. JCPenney's would be located on a site facing Arden Way southwest of Weinstocks.



North
Source: CH2M Hill

“B”

Figure 3 - 3
Site Development Plan

- Components:
- A - JC Penney
 - B - 3 level parking garage
 - C - Cinema relocation - on top of convenience shops
 - D - Cinema relocation - northwest mall location

EXHIBITS "C" AND
"D"

DRAFT ENVIRONMENTAL IMPACT REPORT

EXPOSITION CENTER

**City of Sacramento
Planning and Development Department**

State Clearinghouse # 89050822

November 9, 1990

Printed on Recycled Paper

2.0 SUMMARY

This section briefly describes the proposed project, alternatives, and project impacts. Significant impacts identified during the course of this analysis are presented in Table 2-1 at the end of this chapter. For topics in which no significant impact was identified, a representative impact has been inserted.

Summary of Project Description

The project site is located in the Arden-Arcade Community Plan area within the Point West Planned Unit Development (PUD). The Point West PUD is divided into ten parcels, Parcels A through J. The project site is located on part of Parcel C and is bounded by Exposition Boulevard, Heritage Lane, Response Road, and Challenge Way. The project site is vacant, but the California Farm Bureau Federation building has been developed on the western part of Parcel C. (It would not be altered by the project.)

The California Farm Bureau Federation owns the site. The Bureau submitted an application in May, 1989 to develop a mixed-use project consisting of office, retail, child care, and parking uses.

The proposed project includes the construction of three separate office buildings: a 14-story, 210-foot high, 314,070-square foot office building (A) and two 12-story, 180-foot high, 267,140-square foot office buildings (B and C) (848,350 square feet of office space, total).

The project also proposes three parking structures: a five-story, 843-space garage (E), a five-story, 900-space garage (F), and a six-story, 1,600-space garage (G). A 50-space surface parking lot would be located adjacent to Office Building A. The project would provide a total of 3,393 parking spaces on-site.

In addition to parking, Buildings E and F each would contain two stories and 11,000 square feet of retail uses (D). A 6,000-square foot child care center (Building H) is proposed to be located in the southwest corner of Garage Building G.

The project is proposed to be built in three phases: the 14-story office building and child care center in Phase I, one 12-story office building in Phase II, and the second 12-story office building in Phase III. Parking and retail uses would be provided as office space is built. The parking supply would correspond to the number of spaces required by the City as office construction is phased.

Summary of Project Alternatives

The environmental impacts of the project and the four on-site alternatives are analyzed in equal detail in this EIR. The on-site alternatives are identified below:

- **Alternative 1 – No Project Alternative.** Under this alternative, the project site would not be developed and would remain vacant.
- **Alternative 2 – Point West PUD Alternative.** Under this alternative, the site would be developed with 210,000 square feet of offices, 105,600 square feet of retail use, 90 residential units, and 1,548 parking spaces.
- **Alternative 3 – Mixed-Use Alternative.** Under this alternative, the site would be developed with 208,000 square feet of offices, 105,600 square feet of retail use, 200 residential units, and 1,768 parking spaces.
- **Alternative 4 – Decreased Office Alternative.** Under this alternative, the site would be developed with 568,400 square feet of offices, 14,740 square feet of retail use, and 2,273 parking spaces.
- **Alternative 5 – Alternative Site Locations.** Under this alternative, the Southern Pacific Railyard site ((Alternative 5-A) or the Fong Ranch (Alternative 5-B) would be developed with 848,350 square feet of offices, 22,000 square feet of retail use, and 3,393 parking spaces.
- **Alternative 6 – Parking Alternatives.** Under this alternative, the site would be developed with 848,350 square feet of offices, 22,000 square feet of retail use, and either 1,697 parking spaces (Parking Alternative 1) at a ratio of one space per 500 square feet of office use or 2,424 spaces (Parking Alternative 2) at a ratio of one space per 350 square feet of office use.

Summary of Project Impacts

The environmental impacts of the proposed project and alternatives are summarized in Table 2-1, and a detailed discussion of the impacts are found in the Environmental Assessment section of this document. The following levels of significance are used to identify impacts in the summary table:

- **Significant Unavoidable Impact (S/U)** -- an impact which cannot be avoided even with mitigation.
- **Significant Avoidable Impact (S/A)** -- an impact which can be mitigated.
- **Less-than-Significant Impact (LTS)** -- an impact which is not significant but which can be mitigated further.
- **None** -- no impact.

Mitigation measures are presented in the following categories:

- Mitigation measures which would be required to reduce the magnitude of impacts but would not reduce impacts below a level of significance (REDUCE/MAG).
- Mitigation measures which would be required to reduce impacts below a level of significance (REQ/BELOW).
- Mitigation measures recommended to reduce the magnitude of impact (REC/MAG).

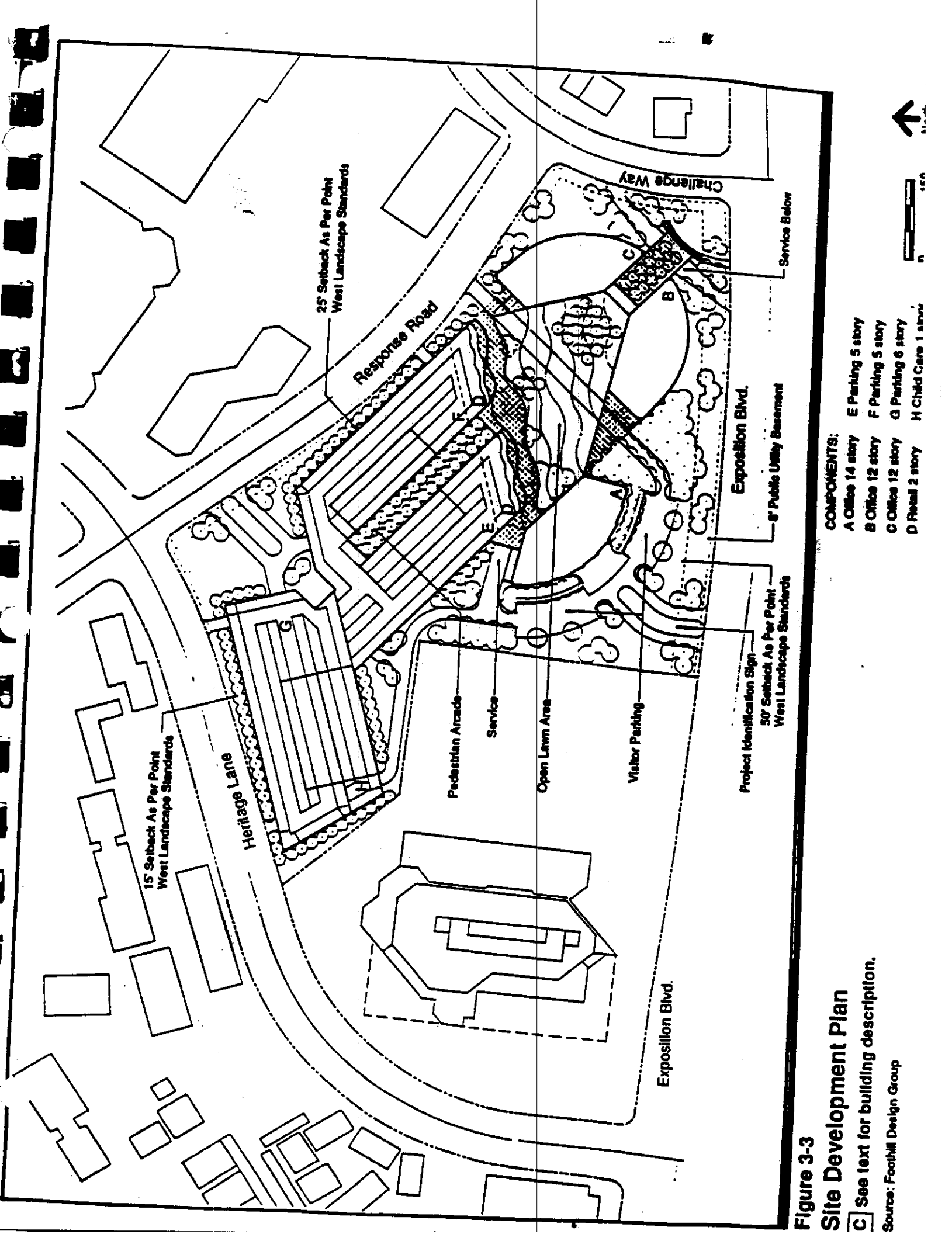


Figure 3-3

Site Development Plan

C See text for building description.

Source: Foothill Design Group