

RESOLUTION NO. 89-032

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

April 11, 1989

FINDINGS RELATIVE TO THE ENVIRONMENTAL EFFECTS AND
OVERRIDING CONSIDERATION SUPPORTING APPROVAL
OF THE LIBRARY PLAZA PROJECT (EXPANSION) AND
CERTIFICATION OF THE FINAL SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT

WHEREAS, a Subsequent Environmental Impact Report (the "SEIR") on the Library Plaza Project (Expansion) (the "Project") has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq., hereinafter "CEQA") and the administrative guidelines thereunder, (14 Cal. Adm. Code Section 15000 et. seq., hereinafter "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR has been published in a newspaper of general circulation; and

WHEREAS, THE Draft SEIR has been revised and supplemented in response to said comments, and the resulting Final SEIR was prepared and submitted to the Council of the City of Sacramento (the "Council"); and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and the Council on April 11, 1989, on the Final SEIR and all interested persons present having been heard, and said Final SEIR and all comments and responses thereto having been considered; and

WHEREAS, the Final SEIR consists of the Draft SEIR and the Final SEIR, which incorporates all comments received and the responses of the Agency and the Council thereto as of the date hereof made a part of the Agency's Report on the Library Plaza Project;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The above statements are true and correct.

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Section 2. The Agency hereto certifies that the Final Subsequent Environmental Impact Report for the Library Plaza Project (Expansion) has been completed in compliance with CEQA, CEQA Guidelines and local procedures adopted by the Agency pursuant thereto, and that the Agency has reviewed and considered the information contained in the Final Subsequent Environmental Impact Report.

Section 3. The Agency hereto certifies that the Mitigation Monitoring Plan has been completed in compliance with CEQA, CEQA Guidelines and local procedures adopted by the Agency pursuant thereto, and that the Agency has reviewed and considered the information contained in the Final Subsequent Environmental Impact Report.

Section 4. The Agency hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects set forth in said Exhibit A, and further approves the statement of facts set forth in said Exhibit A and the Mitigation Monitoring Plan set forth in Exhibit B. Based on such findings and statement of facts, the Agency hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened to an insignificant level, except that the development of the Library Plaza Project (Expansion) would result in the following unavoidable significant impacts:

- a. An increase in vehicle traffic which would cause an increase in reactive organic compounds and nitrogen oxides, increasing the ozone to levels exceeding State and Federal Ambient Air Quality Standards, when considered as a part of the cumulative impacts;
- b. An unacceptable level of service in the A.M. peak period traffic hours at the 3rd and "J" Streets intersection, when considered as a part of the cumulative impacts;
- c. An unacceptable level of service in the P.M. peak period traffic hours at the 3rd and "J" Streets intersection, when considered as a part of the cumulative impacts;
- d. An increase in demand for housing when considered as a part of the cumulative impacts.

Section 5. As to the significant environmental effects identified in Section 4 of this resolution which are not eliminated or substantially lessened, the Agency hereby adopts the following statement of overriding considerations: The Agency hereby finds that, based on the findings and statement of facts set forth in Exhibit A, and based on the Final SEIR and/or other information contained in the record, its action to approve and carry out the Library Plaza Project (Expansion) is supported because the Library Plaza Project will, in furtherance of the adopted redevelopment plan for the area, (a) generate 1,400 permanent private sector jobs; (b) strengthen the economic base of the Project Area and the Community by providing new jobs, increased consumer presence and needed site improvements which will in turn, stimulate new commercial expansion, new employment and economic growth; (c) increase the commercial use and the availability of commercial services in the downtown area; (d) implement the adopted Urban Design Plan and the goal of concentrating high density projects in the Central Business District (e) implement performance criteria which assure high site-design standards, environmental quality and other design element standards which provide unity and integrity to the entire Project site; (f) increase the property tax base, and sales tax generated, which will assist in meeting future City and County needs; and (g) provide additional funding for downtown child care needs.

Section 6. In the event that it is determined that the significant effects identified in Section 4 are not mitigated or substantially lessened, the Agency hereby finds that, based on the Final SEIR and/or other information contained in the record, its action to approve and carry out the Library Plaza Project (Expansion) is supported for the reasons specified in this Resolution.

Section 7. Upon approval and adoption of the Library Plaza Project (Expansion) by the Agency, the Environmental Coordinator of the Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15094 of the State CEQA Guidelines.

Section 8. The Library Plaza Project (Expansion) is exempt from the Housing Trust Fund by City Ordinance 2550.

Section 9. Should the City Transportation Division determine that a contribution to the City's Transportation Mitigation Pool is required, the fee which determines the contribution shall only be applied to the incremental square footage which has been added to the project.

Section 10. As a condition of approval of the Library Plaza Project (Expansion), Redeveloper shall pay the sum of \$212,323 (including the previously required child care contribution of \$150,000), to the Agency to be placed in a fund for use in promoting child care in the downtown area.

Section 11. Upon approval of the expansion of the Project, the Acting Executive Director is authorized to take such action and execute such documents as are required to incorporate the provisions of this SEIR into the project development agreements.

Aure Rueden
CHAIR

ATTEST:

[Signature]
ASSISTANT SECRETARY

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FINDINGS ON SIGNIFICANT EFFECTS

1. Description of significant effect:

Transportation: Cumulative development will result in an unacceptable level(s) of service (LOS) at the 3rd and "J" Streets intersection in the A.M. (LOS "E") and P.M. (LOS "D") peak period traffic hours.

The Council finds that specific economic, social or other considerations make infeasible the mitigation measures or Project alternatives identified in the Final SEIR.

The fact supporting this finding is as follows:

The 3rd and J Street intersection would require construction of an additional northbound right turn lane on the I-5 northbound offramp to improve operating conditions. Implementation of this mitigation is not feasible, however, due to structural constraints (Omni Means, 1988). Furthermore adoption of any of the alternatives would not significantly change the level of adverse impacts, but would reduce the level of beneficial impacts from the Project, as outlined in Section 5 (of the resolution).

2. Description of significant effect:

Air Quality: The project will cause an increase in vehicular traffic, increasing the ozone to levels which already exceed State and Federal Ambient Air Quality Standards.

The Council finds that mitigation measures necessary to reduce emissions to less than significant levels are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such measures have been adopted by such other agency and can or should be adopted by such other agency.

The fact supporting these findings is as follows:

The requirement for compliance with the City's Trip Reduction Ordinance and a Transportation Management Plan (mitigation #10) is expected to result in a significant reduction of vehicle trips to the Project. This should reduce the adverse impact on air quality associated with motor vehicles emissions, although not to levels of insignificance. Adoption of an alternative Project could lessen the air quality impact of this Project, however, not to a significant degree and would induce the level of beneficial impacts from the Project as outlined in Section 5.

The Sacramento Area Council of Governments (SACOG) is the designated planning agency for ozone in the Sacramento Area. The effect of this Project on regional scale air quality would be difficult to quantify. However, cumulative traffic generated by this Project and others in the area would increase traffic congestion and lower vehicle speeds with a corresponding decrease in air quality resulting from the emission of more hydrocarbon and carbon monoxide gases into the atmosphere. Air Quality Planning is continuing in this area and in the Sacramento area in general. However, potential adverse impacts on air quality are of a regional or area wide nature and cannot be attributed to this Project alone.

3. Description of significant effect:

Housing: The project will cause an increase in demand for housing when considered as a part of cumulative impacts.

The Council finds that specific economic, social or other considerations make infeasible the mitigation measures or Project alternatives identified in the Final SEIR.

The fact supporting this finding is as follows:

Sacramento City Ordinance #2550, adopted March 10, 1989, exempted all projects with current Disposition Agreements with SHRA from the Housing Trust Fund. Adoption of one of the project alterations would reduce the potential adverse impact on housing, but would lessen the beneficial impacts from the proposed project as outlined in Section 5.

4. Description of significant effect:

Police Services: Cumulative developments will require the addition of 24 police officers to the City of Sacramento Police Force for mid-range cumulative projects, and 48 police officers for the long range cumulative projects.

The Council finds that changes or alternations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final SEIR.

The fact supporting this finding is as follows:

The developers of the building will locate central security stations in the lobbies to screen visitors. The capital and annual cost of providing police services in the area will be offset by property taxes, sales taxes and other public revenues generated by the cumulative projects.

5. Description of significant effect:

Fire Services: Downtown cumulative development would require additional firefighting equipment and resources.

The Council finds that changes or alternations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final SEIR.

The fact supporting this finding is as follows:

Fire alarm systems will be installed in all buildings. The Fire Department requires that any building over 150 feet (not including roof) include a helistop in the Project design. All alleys (access corridors) will be designed to accommodate fire trucks and equipment. Buildings will have booster stations to provide adequate water pressure. The City will ensure that fire-fighting resources are adequate to meet cumulative demand. A benefits assessment district for fire services is one means under consideration.

6. Description of significant effect:

Solid Waste: Mid-range cumulative development in the vicinity of the project would generate about 8,770 tons per year or 24 tons per day. Long-range cumulative development would contribute almost 17,800 tons per year or 49 tons per day.

The Council finds that changes or alternations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final SEIR.

The fact supporting this finding is as follows:

The project applicant will use trash compactor machines. It is anticipated that the City will require use of compactors for other projects in the area to mitigate the cumulative impacts. The Project applicant will also develop an office recycling program where office workers can separate their recyclables and set them aside for pickup.

7. Description of significant effect:

Transportation: Level of Service will decline from LOS "C" to LOS "B" at the 5th and "I" Streets intersection during the P.M. peak period, with or without the Project.

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The Council finds that changes or alternations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect thereof as identified in the Final SEIR.

The fact supporting this finding is as follows:

The 5th and "I" Streets intersection impact can be mitigated by changing pavement markings to provide an additional through lane on the "I" Street approach. This change would result in LOS "C" and is the responsibility of the City.

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EXHIBIT B

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
LIBRARY PLAZA (EXPANSION) PROJECT MONITORING PROGRAM

The California Environmental Quality Act (CEQA) as amended by Chapter 1232 (California 1988: implementing AB 3180, 1988) provides that SHRA "shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (emphasis added).

This monitoring program identifies the mitigation measures for significant impacts which were adopted as conditions of approval for the Library Plaza project, and describes actions necessary to ensure their implementation. The Environmental Coordinator (E.C.) of SHRA will be responsible for maintaining records of compliance with this program in the project environmental file.

PUBLIC SERVICES

Police Services

Mitigation Measure #1

Locate central security stations in the lobbies to screen visitors.

Responsibility: Developer and SHRA.

Monitoring Action

- a. The Agency Quality Control Inspector shall inspect the building for compliance prior to issuance of the Certificate of Occupancy. The Inspector shall notify the Environmental Coordinator when station construction is complete.

Fire Services

Mitigation Measure #2

Fire alarm systems must be installed in all buildings; include a helistop in the project design; design all alleys (access corridors) to accommodate fire trucks and equipment; buildings shall have booster stations to provide adequate water pressure.

Responsibility: Developer and Fire Marshal

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Monitoring Action

- a. Prior to the filing of applications for building permits, the Developer shall submit a design plan to the Fire Marshal for review and approval. The plan shall allow for the following:
- . Installation of fire alarm systems;
 - . Adequate accessibility for emergency fire equipment, fire hydrant and booster station locations and other construction features as may be requested;
 - . Helistop on the office building roof;
 - . Final maps shall ensure provision of emergency vehicle access to all buildings;
 - . A water distribution plan for the site shall be designed in accordance with the City standards and shall include measures for standard water conservation techniques. A copy of this plan shall be forwarded to the E.C. and kept in the project file.
- A copy of the Fire Marshal's approval shall likewise be forwarded to the E.C. and kept in the project file.
- b. During construction, the Fire Marshal shall inspect the site to ensure that the Developer has complied with the plan as approved. Memoranda to the E.C. and project file shall document the confirmation inspections.
- c. The Fire Marshal shall certify compliance with the emergency vehicle access, water supply, and hydrant coverage plan, before building permits are issued. Copies of the certificate of compliance and building permits shall be kept with the E.C. and in the project file.

Solid Waste

Mitigation Measure #3

The project sponsor shall require the use of trash compactor machines by major commercial, retail, office, and hotel customers.

Responsibility: Developer and SHRA

Monitoring Action

- a. The Agency Quality Control Inspector shall inspect the building for compliance prior to issuance of the Certificate of Occupancy. The Inspector shall notify the Environmental Coordinator when station construction is complete.

Mitigation Measure #4

The project sponsor shall develop an office recycling program, where office workers can separate their recyclables and set them aside for pickup. The Developer shall designate a Recycling Coordinator to implement the program.

Responsibility: Developer and SHRA

Monitoring Action

- a. Prior to the issuance of the certificate of occupancy, the Developer shall submit a Recycling Plan to the E.C. for review. The E.C. shall be responsible for approving the final plan and placing a copy in the project environmental file.
- b. The Recycling Coordinator shall submit an annual status report to the E.C. on the Plan, commencing one year from the issuance of the Certificate of Occupancy.
- c. The E.C. shall be responsible for verifying the report and including such verification in the project environmental file.

TRANSPORTATION

Mitigation Measure #5

A Transportation Management Plan (TMP) shall be developed to comply with the City's Transportation System Management Ordinance #88-083 (December, 1988).

Responsibility: Developer and City

Monitoring Action

- a. Prior to issuance of the building permit, the Developer shall submit a Transportation Management Plan to the City's Traffic Engineer and Planning Director for review and approval. A copy of the final TMP shall be included in the project environmental file.
- b. A TM Certificate will be issued to the Developer when all TSM measures are implemented, prior to the Certificate of Occupancy.
- c. An annual status report shall be prepared by the Transportation Coordinator and submitted to the City's TSM Coordinator and the E.C. The report is due one year from the date of the TM Certificate, and each consecutive year.

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Mitigation Measure #6

Re-stripe the parking lane in the I Street approach to add a through-lane.

Responsibility: City of Sacramento

Monitoring Action

- a. The City Traffic Engineer shall determine when the restriping is necessary, and direct City staff to make the improvements. The City Traffic Engineer shall be responsible for preparing memorandum of completion, and forwarding a copy to the E.C. for the project environmental file.

AIR QUALITY

Mitigation Measure #7

The TMP shall be implemented to reduce single occupancy use by project occupants by 35%. This measure applies to the incremental square footage added to the office structure following approval of the original
Responsibility: Developer and City TSM Coordinator Project.

Monitoring Action

- a. The monitoring actions discussed under Measure 5 shall be applicable here.

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