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DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

November 24, 1993

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2700

PH 916-264-7120
FAX 916-264-7903

CONSTRUCTION SECTION
640 BERGUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

PH 916-264-5282
FAX 916-264-7276

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: PARKING LOT A DEMOLITION (PN:VC91) - PROJECT APPROVAL, BID
ADVERTISEMENT AND RATIFICATION OF NEGATIVE DECLARATION**

LOCATION/COUNCIL DISTRICT: Block bounded by 7th Street - 6th Street -
L Street and Capitol Mall
District No. 1

RECOMMENDATION:

This report recommends that the City Council:

- Approve the plans and specifications for the Parking Lot A Demolition project (PN:VC91)
- Authorize the City Clerk to advertise for bids to be received on January 12, 1994.
- Ratify the attached Negative Declaration for the Parking Lot A Demolition project (PN:VC91)

CONTACT PERSON: N. Dee Lewis, Supervising Engineer, 264-7923

FOR COUNCIL MEETING OF: December 14, 1994



City Council
Parking Lot A Demolition (PN:VC91)
November 24, 1993

SUMMARY:

This project involves the demolition of an existing two story parking garage, located on the block bounded by 6th Street, 7th Street, Capitol Mall and L Street (Lot A). The Council approved this project as part of the Off Street Parking Fund report of October 26, 1993. The lower level of the existing parking garage will be converted to a surface parking lot. Construction is estimated to begin in February 1994 and be completed by May 1994. City Staff met with representatives of the Downtown Plaza Merchants Association regarding the scheduling of this project for anticipated start of construction in mid-February 1994. The merchant representatives were apprised of the project scheduling and have received assurances from City Staff that all appropriate efforts will be taken to minimize the impact on retail activity precipitated by this project. Plans and specifications for the Parking Lot A Demolition project (PN:VC91) have been prepared. Approval of the plans and specifications and authorization to advertise for bids is recommended. It is also recommended that the City Council ratify the attached Negative Declaration for the Parking Lot A Demolition project (PN:VC91). There is a current estimated project budget shortfall of \$40,000. Recommendations for additional funding will be made after receipt of bids.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

Lot A was originally built as a surface parking lot in 1952; an upper deck was added in 1956. The facility has undergone regular structural inspections and in 1989 recommendations were made to barricade parking spaces on the upper deck of the garage as an interim measure to address identified structural deficiencies.

Recently, the structural engineering firm of Cole/Yee/Shubert completed an updated structural evaluation. Their report was to assess the structural adequacy and to determine the feasibility and cost of retaining the structure for parking for the next three to five years while awaiting redevelopment. The study concluded that: 1) 47% of the upper deck (142 spaces) require "No Parking" restrictions, and 2) estimated repair costs for three to five years usage is in the \$750,000 - \$875,000 range.

City Council
Parking Lot A Demolition (PN:VC91)
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On October 26, 1993, the City Council opted to demolish the upper deck of Lot A and reconstruct the grade level into a surface parking lot. The option to demolish Lot A was approved by the City Council on the basis of the following:

- Public safety and security problems associated with the upper deck are eliminated.
- Public parking demand can continue to be facilitated in the surface lot.
- Estimated annual net revenue will continue to be in excess of \$500,000 due to lower operating costs and the current limited use of the upper deck.

City Staff met with representatives of the Downtown Plaza Merchants Association regarding the scheduling of this project for anticipated start of construction in mid-February 1994. The merchant representatives were apprised of the project scheduling and have received assurances from City Staff that all appropriate efforts will be taken to minimize the impact on retail activity precipitated by this project.

The Sacramento City Planning Department, Environmental Services Division, has prepared an initial study and concluded that this project will not have a significant adverse impact on the environment. On May 9, 1992, the City published a public notice announcing that a Negative Declaration for the project was available for public review. No public comments were received during the review period. Additionally, the Negative Declaration was sent to the State of California Governor's Office of Planning and Research, State Clearing House Division, and no comments were received. It is therefore recommended that the City Council ratify the attached Negative Declaration for the Parking Lot A Demolition project (PN:VC91).

The estimated project completion date is mid-May 1994.

FINANCIAL CONSIDERATIONS:

The engineer's estimated construction cost is \$265,000.

The estimated total project cost, including all planning, design and construction costs, is \$465,000.00. The estimated total project cost of \$465,000.00 includes an

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estimated \$60,200.00 for equipment and labor for city crews to install lighting and parking revenue equipment. The current budget is \$425,000.00, which was approved in the 1992/93 Capital Improvement Program from the Parking Fund (412). There is an estimated project budget short fall of \$40,000. Recommendations for additional funding will be made after receipt of bids. The funds available for this project amount to \$424,440.00, as of November 24, 1993.

A non-refundable fee of \$20.00 will be charged for each set of plans and specifications to cover reproduction costs.

POLICY CONSIDERATIONS:

This action is consistent with Title 58, Chapter 58.03.301 of the City Code concerning advertisement for bids and Resolution No. 93-619 relating to MBE/WBE participation goals and policies adopted by the City Council on November 2, 1993.

This action is also consistent with Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code, California Environmental Quality Act Guidelines, Section 15063, Sacramento Local Environmental Regulations (Resolution 78-17), and Sacramento City Code, Chapter 63, which govern environmental protection policies.

MBE/WBE:

This project will include MBE/WBE participation goals of 10.57% MBE and 9.5% WBE as required by Resolution No. 93-619 relating to MBE/WBE participation goals and policies adopted by the City Council on November 2, 1993. Award of contract will be contingent upon the responsive low bidder either meeting the project MBE/WBE participation goals or making adequate Good Faith Efforts towards meeting the project goals. Bids submitted which meet or exceed the MBE/WBE goals may be eligible for bid price preferences up to a maximum of 7% or \$25,000 whichever is lower.

Plans and specifications will be sent to seven (7) plan rooms and construction services organizations for publication and use by the construction industry of Northern California. There are four (4) organizations on the distribution list that are directly involved with outreach to MBE/WBE contractors.

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Other outreach efforts to MBE/WBEs for this project will include:


- Advertisement of the project on the City of Sacramento Construction Project Bid Line (916) 392-4758.
- Free access to review the project plans and specifications at the City of Sacramento Planroom at Engineering Division offices at 927 10th Street.
- Provide notice of this project to three minority chambers of commerce and three minority and women community organizations directly involved with outreach to MBE/WBEs.

Respectfully submitted,



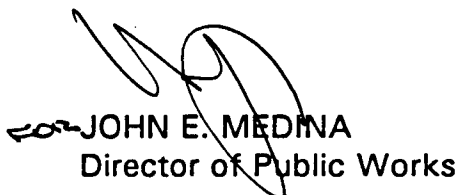
TERENCE W. MOORE
Engineering Division Manager

RECOMMENDATION APPROVED:



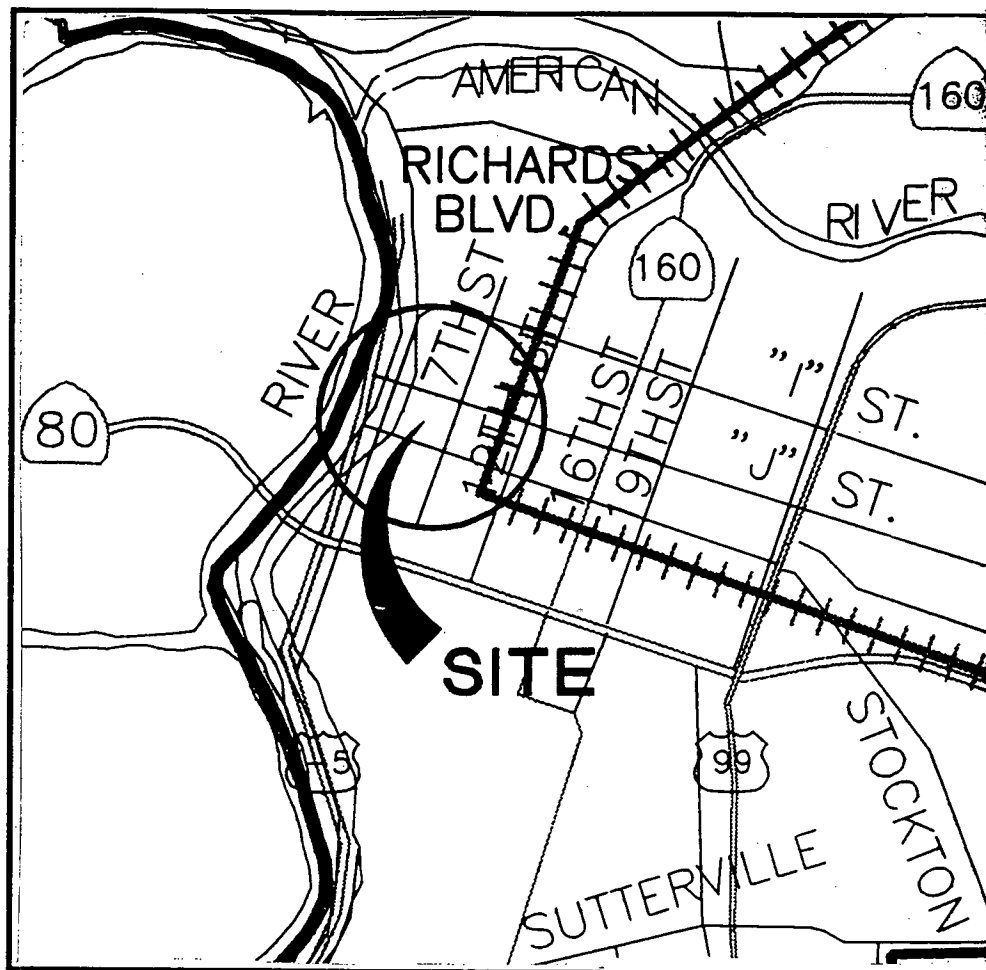
WILLIAM H. EDGAR
City Manager

APPROVED:



JOHN E. MEDINA
Director of Public Works

FB:ehh
EA6-32.1
11.1293.2



PARKING LOT A DEMOLITION
PN: VC91

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

NEGATIVE DECLARATION

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The City of Sacramento, Department of Planning and Development, Environmental Services Division has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Environmental Services Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager of the
City of Sacramento, California,
a municipal corporation

By: *Carol L. Branan*

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development Environmental Services Division, 1231 I Street, Room 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines, Section 15063 (August 1, 1983).

File No. and/or Project Name: CIP # 2575, Temporary Parking Lot on Lot A
 Project Location: THE BLOCK SURROUNDED BY 6TH, 7TH & L STREETS
 Applicant - Name: CITY OF SACRAMENTO, PUBLIC WORKS DEPT. CAPITOL Mall
 Address: 927 10TH ST ROOM 200
SACRAMENTO CA 95814

ENVIRONMENTAL IMPACTS

	<u>YES/MAYBE/NO</u>
1. Earth. Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substructures?	<u>NO</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u>NO</u>
c. Change in topography or ground surface relief features?	<u>NO</u>
d. The destruction, covering or modification of any unique geologic or physical features?	<u>NO</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	<u>NO</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation deposition or erosion which may modify the channel of a river, stream, inlet or lake?	<u>NO</u>
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	<u>NO</u>
2. Air. Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	<u>NO</u>
b. The creation of objectionable odors?	<u>NO</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<u>NO</u>
3. Water. Will the proposal result in:	
a. Changes in currents, or the course of direction movements, in either marine or fresh waters?	<u>NO</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u>NO</u>
c. Alterations to the course of flow of flood waters?	<u>NO</u>
d. Change in the amount of surface water in any water body?	<u>NO</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<u>NO</u>
f. Alteration of the direction or rate of flow of ground waters?	<u>NO</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<u>NO</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<u>NO</u>
i. Exposure of people or property to water related hazards such as flooding?	<u>YES</u>

YES/MA/YES/NO

- 4. **Plant Life.** Will the proposal result in:
 - a. Change in the diversity of species, or number of any species of plants? NO
 - b. Reduction of the numbers of any unique, rare or endangered species of plants? NO
 - c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? NO
 - d. Reduction in acreage of any agricultural crop? NO

- 5. **Animal Life.** Will the proposal result in:
 - a. Change in the diversity of species, or number of any species of animals? NO
 - b. Reduction of the numbers of any unique, rare or endangered species of animals? NO
 - c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? NO
 - d. Deterioration of existing fish or wildlife habitat? NO

- 6. **Noise.** Will the proposal result in:
 - a. Increases in existing noise levels? NO
 - b. Exposure of people to severe noise levels? NO

- 7. **Light and Glare.** Will the proposal produce new light or glare? NO

- 8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? NO

- 9. **Natural Resources.** Will the proposal result in:
 - a. Increase in the rate of use of any natural resources? NO
 - b. Substantial depletion of any nonrenewable natural resource? NO

- 10. **Risk of Upset.** Does the proposal involve:
 - a. A risk of an explosion or the release of hazardous substances (including but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? NO
 - b. Possible interference with an emergency response plan or an emergency evacuation plan? NO

- 11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? NO

- 12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing? NO

- 13. **Transportation/Circulation.** Will the proposal result in:
 - a. Generation of substantial additional vehicular movement? NO
 - b. Effects on existing parking facilities, or demand for new parking? NO
 - c. Substantial impact upon existing transportation systems? NO
 - d. Alterations to present patterns of circulation or movement of people and/or goods? NO
 - e. Alterations to waterborne, rail or air traffic? NO
 - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? NO

YES/MAYBE/NO

14. **Public Services.** Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:

- a. Fire protection?
- b. Police protection? NO
- c. Schools?
- d. Parks or other recreational facilities?
- e. Maintenance of public facilities, including roads?
- f. Other governmental services?

NO
NO
NO
NO
NO

15. **Energy.** Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?
- b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?

NO
NO

16. **Utilities.** Will the proposal result in a need for a new system, or substantial alterations to the following utilities:

- a. Power or natural gas?
- b. Communications systems?
- c. Water?
- d. Sewer or septic tanks?
- e. Storm water drainage?
- f. Solid waste and disposal?

NO
NO
NO
NO
NO
NO

17. **Human Health.** Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

NO
NO

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

NO

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

NO

20. **Cultural Resources.**

- a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

NO
NO
NO
NO

21. **Mandatory Findings of Significance.**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

NO
NO

YES/MAYBE/NO

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
- d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?

NO

NO

MITIGATION MEASURES

- The applicant has agreed to revise the project to incorporate the mitigation measures contained in Attachment A, Discussion of Initial Study.
- X A discussion of the project's impacts is contained in Attachment A, Discussion of Initial Study. No Mitigation is required for this project.

REFERENCES

- X City of Sacramento General Plan Update EIR, 1988
- X City of Sacramento Zoning Ordinance
- North Natomas Community Plan EIR
- South Natomas Community Plan EIR & SEIR
- Airport-Meadowview Community Plan EIR
- North Sacramento Community Plan EIR
- South Sacramento Community Plan EIR
- Pocket Community Plan Update
- Downtown Redevelopment Plan Update and EIR, 1985
- X Central City Community Plan EIR
- ITE Trip Generation Manual, Fifth Edition
- South Coast Air Quality Maintenance District "Air Quality Handbook for Preparing EIR's"
- Land Use Planning Policy Within the 100 Year Flood Plain in the City and County of Sacramento EIR
- Urbemis - 3
- Emfac 7 PC
- CALINE 4
- Traffic Study _____
- Noise Study _____
- Preliminary Site Assessment: _____
- X Other: CAPITOL Mall EIR

DETERMINATION

On the basis of this initial evaluation:

- X I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this Initial Study have been added to the project. **A NEGATIVE DECLARATION WITH MITIGATION MEASURES WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: 4/14/92

SIGNATURE: H. J. Perry

CITY OF SACRAMENTO ENVIRONMENTAL SERVICES DIVISION
ATTACHMENT A, DISCUSSION OF INITIAL STUDY
AND ENVIRONMENTAL FINDINGS

I. PROJECT INFORMATION

Project Number: 2575

Project Name: Demolition of Parking Lot A

Project Applicant: City of Sacramento, Department Public Works, Engineering Division
927 10th Street, Room 200
Sacramento, CA 95814

Project Location

The project site is located on the City block bounded by L Street, Capitol Mall, 6th Street and Capitol Mall and is within the Central City Community Plan Area (AP#006-0151-002; 006-0151-003; 006-0151-004) (See Attached Locator Map). The project site is surrounded by urban uses.

It is proposed that the existing upper deck, columns, stairways, ramps and the ground floor offices of the existing two story parking garage be removed. The existing parking facility is a non-conforming use. It is the intent of the City to keep the lower level of the parking facility and converting it to a surface parking lot. This project will include the relocation of a traffic signal controller, a sprinkler controller, and a fire alarm.

The demolition of the parking garage was evaluated in the Capitol Mall Development (Lot A) EIR. However, that document analyzed the complete demolition of the garage and the development of office towers and a hotel. Presently the City is proposing to leave the existing ground level parking in place until the developer for the Capitol Mall project is ready to proceed with the project.

II GENERAL ENVIRONMENTAL SETTING

In 1990 an EIR was written to address environmental issues associated with the development of a mixed-use project consisting of office, hotel, retail, and parking uses on a square block bounded by 6th, 7th, L Streets and Capitol Mall. This EIR evaluated the project's effect upon the environment, and examined methods of mitigating adverse impacts. The EIR also evaluated the effects of the project in conjunction with levels of cumulative development which could be expected in downtown Sacramento under the City of Sacramento General Plan. It was proposed that the project be built in two phases. In Phase 1 the existing parking structure would be demolished and a 35 story office building, a 15,000 square foot retail space, and parking for 400

impacts in the Environmental Impact Report(EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California.

This document serves as a Program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. The flood-related risks created by the proposed project fall within the scope of the Program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the Program EIR and its adoption of the Policy are applicable to the proposed project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is appended to the Program EIR available through the Department of Planning and Development.

4. Plant Life

The subject site is located in an Urban Land Habitat. Much of this habitat is not vegetated. When present, the dominant vegetation consists of artificially irrigated ornamental plantings (SGPU, EIR, pg. U-14). The subject site is currently developed with a two-level parking structure. The proposed project is anticipated to have a less-than-significant impact on plant and animal life and does not change the existing use.

5. Animal Life

The proposed project is not anticipated to affect animal life. There are not any known species of rare or endangered animals that inhabit the downtown urban core of the City. The proposed project is anticipated to result in a less-than-significant impact upon animal life.

6. Noise

An acoustic analysis was conducted for the Capitol Mall EIR for the four development alternatives associated with the Capitol Mall project. The EIR, in Section 5.6, determined that the major source of noise associated with any development proposal would be construction activity. The proposed use of the site as a temporary parking lot is not anticipated to result in a noise level in excess of what is currently experienced.

Noise levels of 60 dB Ldn or below in the outdoor living areas of residential developments are considered acceptable in the General Plan, while 65 dB Ldn is considered acceptable exterior noise level for commercial land use. During construction of the presently proposed parking facility it is anticipated that there may be an increase in the localized noise level. Compliance with the City of Sacramento Noise Ordinance will result in construction noise to be minimized by restricting the time of construction activities to the daytime hours.

An increase in noise levels associated with the temporary parking lot will be temporary, lasting only as long as the demolition and construction phase of the proposed project. The overall impact of the temporary increase in noise levels is not considered to be significant, because the

temporary parking lot will not, in itself, result in additional vehicular trips.

7. Light and Glare

Light and glare from the proposed temporary parking lot could impact the adjacent uses. All exterior lighting will be directed away from or will be properly shaded to eliminate glare on existing land uses and roadways. Compliance with the Zoning Ordinance standards for lighting will ensure that the proposed parking facility will have a less than significant impact with regard to light and glare in the project vicinity.

8. Land Use

The proposed project will not result in a significant alteration of the present or planned land use of the project site. It is not anticipated that the parking lot will alter the existing or future land uses on the project site or in the vicinity of the site. A significant land use impact is not anticipated to be associated with the proposed project.

The proposed project is located within an area of the 100-year floodplain designated as Zone A-99 on the Sacramento Community's Official Flood Insurance Rate Map dated November 15, 1989. Under applicable provisions of the Sacramento City Code, new development is permitted on the project site.

9. Natural Resources

The construction of the proposed temporary parking lot project may require the consumption of resources such as sand, stone, cement, and wood and may result in the loss of those natural resources associated with the construction of the project. Development of the proposed parking facility is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources.

10. Risk of Upset

The construction of the proposed parking lot project will not involve hazardous materials or the storage of toxics or chemicals in large quantities. The proposed project will result in a less-than-significant risk of upset.

11. Population

The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population.

12. Housing

The proposed project will not result in a demand for new housing, and is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing.

13. Transportation/Circulation

The proposed project is not anticipated to affect the existing traffic generated by the existing parking lot use. Traffic resulting from development of the site was anticipated in the SGPU EIR and was discussed in the Capitol Mall EIR. A traffic study was conducted for the EIR that analyzed the existing circulation, and the impacts associated with the proposed project and the build alternatives. Each of the Phases were analyzed separately. The study evaluated vehicle trip generation, the existing parking situation, the current parking supply, and the future parking demand. It was projected that the two Phase project would result in an proposed project impact of 8,856 trips.

Originally the existing parking lot provided 564 parking spaces. Two years ago, due to the poor condition of the structure, 85 parking spaces were eliminated. Presently, the 2 story parking facility on Lot A provides 479 parking spaces. It is anticipated that during demolition and construction Lot K(Downtown Plaza Parking Lot), private parking lots in the vicinity will meet the parking demand resulting from the unavailability of parking on Lot A. The proposed surface parking lot will provide 240 parking spaces. It is anticipated that Lot K will meet the future parking demand and provide the parking spaces that will be eliminated due to implementation of the proposed project(Pers. Comm. Teresa Arnold, 5-8-92). It is not anticipated that the proposed project will result in a significant loss of available parking spaces.

It is not anticipated that the proposed surface parking lot will generate any unanticipated impacts. The use and density of the existing parking lot and the proposed project were evaluated in the SGPU. Additional traffic, over what was evaluated in the Capitol Mall EIR, will not be generated as a result of this proposal. The proposed temporary parking lot will not result in additional vehicular trips. A less-than-significant impact will result from the development of the proposed project.

14-16. Public Services/Energy/Utilities

The proposed project will have a less-than-significant impact on public services, energy and utilities.

17. Human Health

Existing older buildings have some potential to have been constructed with products that contain asbestos. Demolition of the existing buildings on the project site could subject workers and surrounding residents to significant health risks from exposure to asbestos. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings prior to demolition. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of materials to be removed and comply with appropriate County and/or Federal regulations as administered by the Sacramento Metropolitan Air Quality Management District. Compliance with Section 65-019 of the California Labor code will ensure that the proposed project will have a less than significant impact upon human health.

18. Aesthetics

The Capitol View Protection Plan, effective March 19, 1992 was established to provide visual protection to and from the State Capitol building and the surrounding grounds of Capitol Park. The Plan establishes height restrictions, setback requirements, and parking regulations for certain areas of the Central Business District located near the State Capitol Building and Capitol Park. This plan addresses design specifics for height, setback, and parking requirements associated with structures. The Capitol View Protection Plan does not address surface parking lots.

19. Recreation

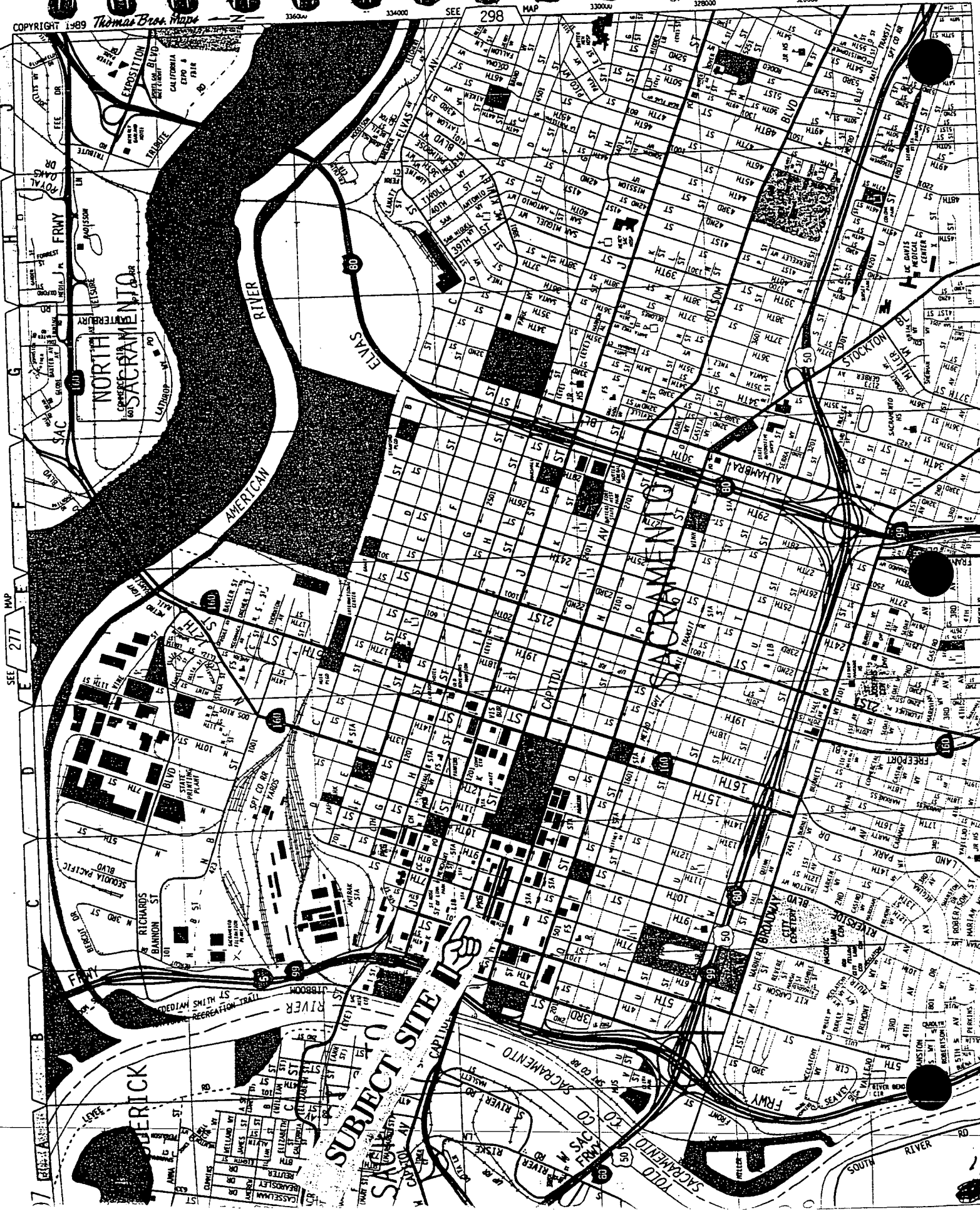
The proposed project is not anticipated to result in impacts to the recreational quality of City recreational facilities. The proposed project is anticipated to have a less than significant impact upon the quality or quantity of recreational facilities.

20. Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGPU (EIR, V-5). The proposed project will involve demolition of an existing parking structure. However, the first floor of the parking structure is presently paved and was graded when the parking garage was originally built. Although the potential for cultural resources exists, the proposed project is not anticipated to affect cultural resources because grade changes will not be made. A less than significant impact on cultural resources is anticipated.

21. Mandatory Findings of Significance

The surface parking lot on Lot A project will not significantly degrade the environment, reduce the habitat or endanger any plant or animal community. Furthermore, the project will not result in elimination artifacts of any major period of California history or Prehistory.



SUBJECT SITE

SACRAMENTO

CAPITOL

ALHAMBRA

BROADWAY

15TH

16TH

17TH

18TH

19TH

20TH

21ST

22ND

23RD

24TH

25TH

26TH

27TH

28TH

29TH

30TH

31ST

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34TH

35TH

36TH

37TH

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89TH

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97TH

98TH

99TH

100TH