

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: THE 29TH STREET/ALHAMBRA BOULEVARD CORRIDOR STUDY AREA EIR - NOTICE OF PREPARATION (M87-055)

SUMMARY

A Notice of Preparation for an Environmental Impact Report on the 29th Street/Alhambra Boulevard Corridor Study Area was distributed by the City Planning Division on August 11, 1987 for a 30-day public review and comment period (CEQA 15082). The draft EIR will assess three scenarios for the study area. This report is for the committee's information; however, the committee may wish to comment on any additional issues for discussion in the upcoming draft EIR.

BACKGROUND

The study area is bounded by 26th Street to the west, 34th Street to the east, generally the American River to the north, and Highway 50 to the south (see attached NOP). The study area includes six pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor. Each application has potential individual impacts as well as potential cumulative impacts. The draft EIR will assess the following three scenarios: 1) Existing conditions; 2) Zoning development potential; and 3) Zoning development potential plus build out of the six projects. The third scenario includes the following six projects: 1) Simm's Hardware; 2) Farmer's Market Plaza; 3) Farmer's Market Place; 4) Senior Citizens Project; 5) Lennane's Property; 6) Goodwin-Cole Replacement.

The EIR would provide the necessary land use data to determine the building capacity of this corridor. The land use intensities under each of the scenarios assessed in the draft EIR would provide the City with an assessment of potential significant adverse impacts such as traffic. Based on the cumulative EIR, the City would have information to evaluate pending and future entitlement applications.

A Community Advisory Committee (CAC) is monitoring the study. The CAC is conducting meetings to provide input into the EIR process. The twelve member CAC includes representatives from the Sacramento Old City Association and East Sacramento Improvement Association, as well as business and property owners in the Study Area.

Attached for the Commission's consideration is the Notice of Preparation that outlines the scope of the EIR.

RECOMMENDATION

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

Respectfully submitted,



Clif Carstens
Senior Planner

CC:SD:rt
attachment

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

August 11, 1987

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL
IMPACT REPORT FOR THE 29TH STREET/ALHAMBRA BOULEVARD CORRIDOR
STUDY AREA (M87-055)**

To Interested Persons:

The City of Sacramento Planning Division is the lead agency for a Program Environmental Impact Report (EIR) for the 29th Street/Alhambra Boulevard Corridor Study Area. The Study Area is bounded by 26th Street to the west, 34th Street to the east, generally the American River to the north, and Highway 50 to the south (see Attachment A).

The Study Area includes six pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor (see Attachment A). Each application has potential individual impacts as well as potential cumulative impacts.

The City is distributing this Notice of Preparation for a 30 day public review period (CEQA 15082) to agencies and individuals included on the attached distribution list. The Draft EIR will assess three scenarios: 1) existing conditions; 2) zoning development potential; and 3) zoning development potential plus build-out of the six projects. Individual pre-application projects will be included in the potential cumulative impacts assessment in the EIR (see Attachment B). The environmental aspects to be analyzed is outlined in Attachment C. The City would appreciate receiving notice of additional considerations that you believe should be addressed in the Draft EIR. Please forward written comments to the City no later than 5:00 p.m., September 8, 1987.

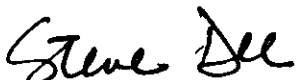
Steve Dee, Project Manager
Sacramento City Planning Division
1231 I Street, Room 300
Sacramento, California 95814

Revised 8/13/87

The environmental consulting firm selected to prepare this EIR may be contacting you regarding the comments or concerns with the Study Area. Staff appreciates you assisting the consultant.

Staff anticipates that the Draft EIR will be circulated for public review and comment in mid-October, 1987. You may reach me at (916) 449-2037 if you would like to discuss this matter further.

Thank you,



Steve Dee
Associate Planner

SD:rt
attachments

NOP DISTRIBUTION LIST
29TH STREET/ALHAMBRA BLVD. CORRIDOR STUDY AREA EIR

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

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

Jim Barclay
Police Officer
Sacto City Police Dept.
813 6th Street
Sacramento, CA 95814

Douglas N. Pope
Council Member District 3
Sacramento City Council
555 Capitol Mall, Suite 100
Sacramento, CA 95814

John Kearns
Police Chief
Sacto City Police Dept.
813 6th Street
Sacramento, CA 95814

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

Joe Serna, Jr.
Council Member District 5
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Director
Sacto City Public Library
System
1010 8th Street
Sacramento, CA 95814

Jack Crist
Finance Director
Sacto City Finance Dept.
915 I Street
Sacramento, CA 95814

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

Mel Johnson, Director
Sacto City Public Wks Dept.
915 I Street, Room 207
Sacramento, CA 95814

Mark Morgan
Parking Manager
Sacto City Public Wks Dept.
1023 J Street
Sacramento, CA 95814

Sacramento City Planning
Commission
915 I Street, Room 200
Sacramento, CA 95814

Tom Finley
Engineering Div. Manager
Sacto City Public Wks Dept.
915 I Street, Room 300
Sacramento, CA 95814

Sacto Co. Planning Dept.
827 7th Street Rm. 230
Sacramento, CA 95814
ATTN: Sue Ziegler

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

Harry Behrens
Super. Water Service Eng.
Sacto City Public Wks Dept.
915 I Street, Room 300
Sacramento, CA 95814

Sacto County APCD
9323 Tech Center Dr. #800
Sacramento, CA 95827
ATTN: Gary Glissmeyer

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

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

Sacto Co Environ. Health
3701 Branch Center Rd. #100
Sacramento, CA 95827
ATTN: Art Seipel

Dee Lewis
Supervising Civil Engineer
Sacto City Public Works
Department
915 I Street, Room 207
Sacramento, CA 95814

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

Sacto Co. Environ. Sect.
827 7th Street, Room 101
Sacramento, CA 95814
ATTN: Al Freitas

Tim Bloodgood
Traffic Engineer
Sacto City Public Wks Dept.
915 I Street Room 300
Sacramento, CA 95814

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

Office of Planning & Dev
1400 10th St. Rm. 121
Sacramento, CA 95814
ATTN: Director

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

Public Utilities Commission
350 McAllister Street
San Francisco, CA 94102
ATTN: Robert S. Tich

Sacramento Old City Assoc
P.O. Box 1022
Sacramento, CA 95805

CA Dept. of Parks & Rec.
P.O. Box 2390
Sacramento, CA 95811
ATTN: James M. Doyle

Federal Highway Admin.
P.O. Box 1915
Sacramento, CA 95814
ATTN: Michael Cook

Point West Community Assoc
ATTN: Fillmore Crank, Jr.
P.O. Box 255500
Sacramento, CA 95865-9990

CA Dept. of Parks & Rec.
P.O. Box 2340
Sacramento, CA 95811
ATTN: Francis A. Riddell

U.S. Fish & Wildlife Serv.
2800 Cottage Way, #1823
Sacramento, CA 95825
ATTN: Jack Williams

Oak Park PAC
3639 4th Avenue
Sacramento, CA 95817
ATTN: Leon Weston

Native American Heritage
Commission
115 Capitol Mall, Rm. 288
Sacramento, CA 95814
ATTN: Executive Secretary

Sacramento Housing & Redev.
P.O. Box 1834
Sacramento, CA 95809
ATTN: Myra Eberline

SMUD
P.O. Box 15830
Sacramento, CA 95813
ATTN: Paul Olmstead

CA Dept. of Parks & Rec.
P.O. Box 2390
Sacramento, CA 95814
ATTN: Marion Mitchell

SACOG
106 K Street, Suite 200
Sacramento, CA 95814
ATTN: James E. Williams

Pacific Bell
2700 Watt Avenue Rm. 35
Sacramento, CA 95821

CA Dept. of Health Services
114 P Street Room 439
Sacramento, CA 95814
ATTN: Peggy Harris

Regional Transit
P.O. Box 2110
Sacramento, CA 95810
ATTN: Ken DeCrescenzo

PGandE
P.O. Box 7444
Sacramento, CA 95826
ATTN: Keith Lamb

CA Dept. of Transportation
120 N Street
Sacramento, CA 95814
ATTN: Chief of Planning

East Sacramento Improvement
Assoc.
ATTN: Sidney Pope
1332 40th Street
Sacramento, CA 95819

Southern Pacific Railroad
401 I Street
Sacramento, CA 95814
ATTN: Joe Ivanusich

CA Dept. of Transportation
Dist. 3, P.O. Box 911
Marysville, CA 95901
ATTN: Brian Smith

Arden Fair Merchant Assoc.
ATTN: Manager
1607 K Arden Way
Sacramento, CA 95815

Sacramento City Unified
School District
1619 N Street
Sacramento, CA 95814
ATTN: Walt Parsons

Local Environmental Health
Program
151 Berkeley Way #613
Berkeley, CA 94704
ATTN: Lerome S. Lukas

Modern Transit Society
P.O. Box 981
Sacramento, CA 95805

Sacto Metro Chamber of
Commerce
P.O. Box 1017
Sacramento, CA 95805
ATTN: Mike Seward

ASC
1111 Royale Road
Sacramento, CA 95815
ATTN: Bob Holmes

Lung Association
ATTN: Jane Hagedorn
909 12th Street
Sacramento, CA 95814

McClatchy Library
2122 22nd Street
Sacramento, CA 95822
ATTN: Reference Desk

Sacramento Board of
Realtors
P.O. Box 160446
Sacramento, CA 95816
ATTN: Collette Johnson

Modern Transit Society
ATTN: Kathy Thompson
1402 O Street Suite C
Sacramento, CA 95814

North Sacramento Branch
Library
492 Arden Way
Sacramento, CA 95815
ATTN: Reference Desk

Golden Empire Health
Planning Center
2100 21st Street
Sacramento, CA 95818
ATTN: Janis Heple

Sierra Club
ATTN: Vickie Lee
1360 Perkins Way
Sacramento, CA 95818

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

SACTO
300 Capitol Mall, Ste 1210
Sacramento, CA 95814
ATTN: John Roberts III

Transportation Coalition
ATTN: Steve Sanders
1125 10th Street
Sacramento, CA 95814

The Business Journal
2030 J Street
Sacramento, CA 95814
ATTN: Mike McCarthy

ECOS
ATTN: Mike Eaton
209 12th Street
Sacramento, CA 95814

Toxic Alliance
P.O. Box 16306
Sacramento, CA 95816

Neighbors Section
10 Fullerton Court
Sacramento, CA 95825
ATTN: Sue Boylan

Sacramento Audubon Society
ATTN: Alta Tura
1633 Q Street
Sacramento, CA 95819

Capitol Bicycle Community
Assoc.
P.O. Box 1541
Sacramento, CA 95807

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

California Native Plant
Society
ATTN: Lorraine Van Kekeriz
1201 62nd Street
Sacramento, CA 95820

McKinley Library
601 Alhambra Blvd.
Sacramento, CA 95816
ATTN: Reference Desk

Suttertown News
2791 24th Street, Rm 15
Sacramento, CA 95818
ATTN: Tim Hoyt

SARA
P.O. Box 19496
Sacramento, CA 95819

Sacramento Central Library
828 I Street
Sacramento, CA 95814
ATTN: Reference Desk

Christina Savage, Attor:
Hefner, Start & Marois
555 Capitol Mall
14th Floor
Sacramento, CA 95814

League of Women Voters
ATTN: Trudy Schafer
106 K Street, Ste 2
Sacramento, CA 95814

The Library-Science/Tech-
nical
2000 Jed Smith Drive
Sacramento, CA 95819
ATTN: E. Heaser

Michael A. Hackard
Attorney
Holliman, Hackard & Tay
1545 River Park Dr. #500
Sacramento, CA 95815

Dell Richards
1250 33rd Street
Sacramento, CA 95816

David J. Mogavero, Pres.
Sacramento Old City Assoc.
P.O. Box 1022
Sacramento, CA 95805

Kitty Costello
1255 33rd Street
Sacramento, CA 95816

R.P. Mencarelli
Vice President-Manager
C/O Bank of America
P.O. Box 160047
Sacramento, CA 95816

Rich McWilliam, President
East Sacramento Improvement
P.O. Box 19147
Sacramento, CA 95819

James R. Loen, Architect
648 Northfield Drive
Sacramento, CA 95833

Paul F. Fitzgerald
C/O The Incredible Edible
Place
1401 Alhambra Blvd.
Sacramento, CA 95816

Tony Van Curen
1140 Serra Way
Sacramento, CA 95816

Nick Culjis
C/O N. G. Culjis & Son
1525 Alhambra Blvd.
Sacramento, CA 95816

Hing Owyang, Jr., D.D.S.
Inc.
1435 Alhambra Blvd.
Sacramento, CA 95816

John W. Gorman
85 Cadillac Drive
Sacramento, CA 95825

Ralph Ryan
C/O The Rosemount Grill
3145 Folsom Blvd.
Sacramento, CA 95816

Paul V. Holland, M.D.
Mike Fuller
Sacramento Blood Center
1625 Stockton Blvd.
Sacramento, CA 95816

Nick Ratliff
533 36th Street
Sacramento, CA 95816

Bill Hughes
Architect
Suite 100
1771 Stockton Blvd.
Sacramento, CA 95816

Beverly Bertolucci
1717 Stockton Blvd.
Sacramento, CA 95816

Seaparovich Domich
165 Howe Avenue, #300
Sacramento, CA 95825

Peter Mikacich
C/O Limelight Cafe &
Card Room
1014 Alhambra Blvd.
Sacramento, CA 95816

Michael Notestine
2705 P Street
Sacramento, CA 95816

Sean Wofford
Bear Flag Inn
1814 I Street
Sacramento, CA 95816

Mary Ann Kalbach
Manager-Asst. Vice-President
C/O Wells Fargo Bank
3001 Capitol Avenue
Sacramento, CA 95816

Mark Whisler
3237 I Street
Sacramento, CA 95816

Steve Sanders
1404 H Street
Sacramento, CA 95816

Caroline Semon Quessenberry
C/O Semon's Antiques
1914 Alhambra Blvd.
Sacramento, CA 95816

Joyce Horizumi
2620 D Street
Sacramento, CA 95816

Jene Wiese
MS Enterprise
1400 22nd Street, #200
Sacramento, CA 95818

Earl Cummings
Dan McGrew, Jr., C.P.U.
C/O Progressive Orthopedic
1248 - 32nd Street
Sacramento, CA 95816

Paul Lehman
1255 33rd Street
Sacramento, CA

Osie Williams
56 36th Way
Sacramento, CA

Peter Simon
Arktegraf, Inc.
1529 28th Street
Sacramento, CA 95816

John Harvey Carter
1437 41st Street
Sacramento, CA

John Riley
Sutter General Hospital
2801 L Street
Sacramento, CA 95816

John Bungay
Alhambra Fuel &
Transportation
1310 Alhambra Blvd.
Sacramento, CA 95816

Douglas McGilvray
1117 Alhambra Blvd.
Sacramento, CA 95816

Pilka Robinson
Planning Manager
Regional Transit
1400 29th Street
Sacramento, CA 95816

Mike Melanson
EIP
601 University Ave.
Suite 150
Sacramento, CA 95825

Julie Richards
2818 I Street, #1
Sacramento, CA 95816

David McKay
Sutter General Hospital
2801 L Street
Sacramento, CA 95816

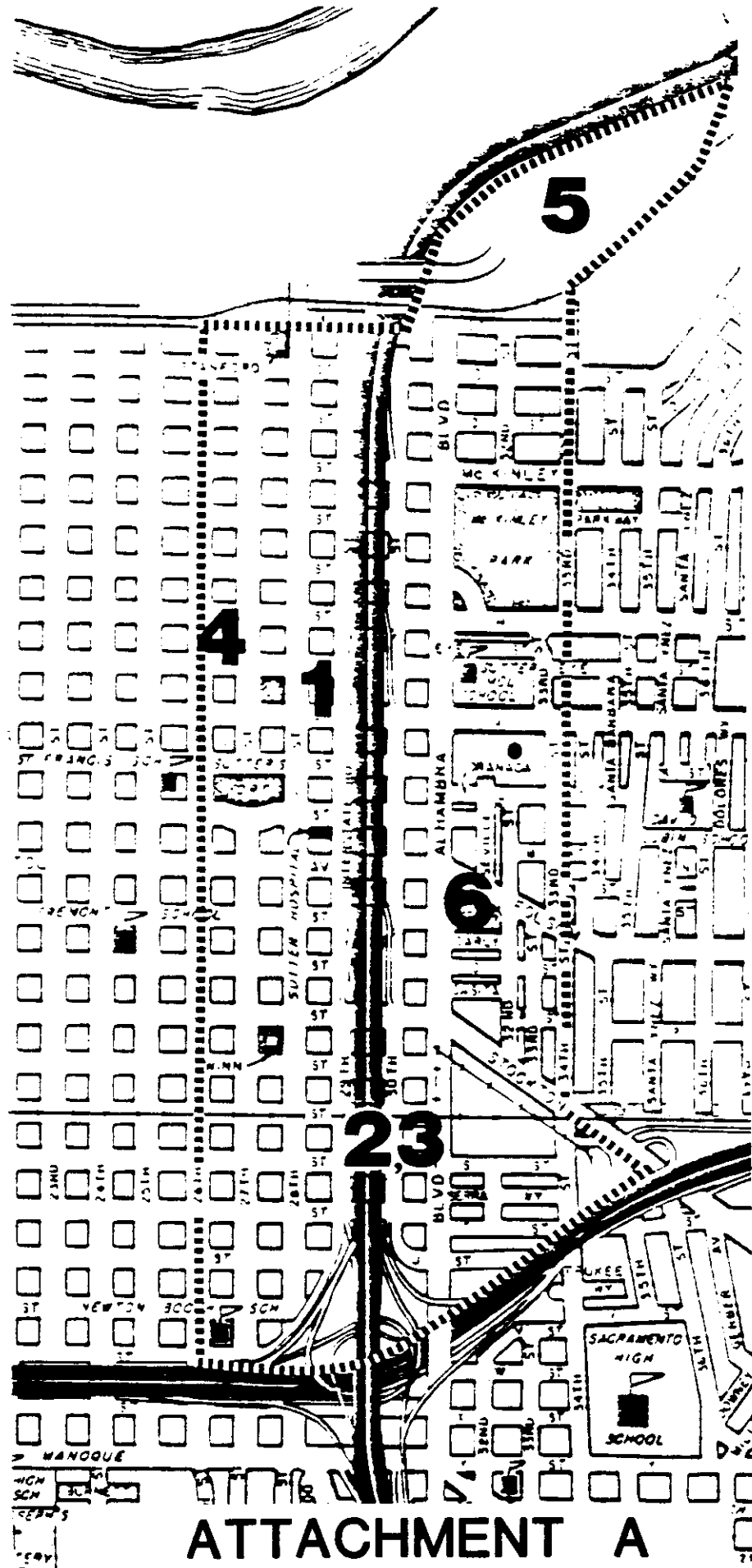
Steve Mulhern
2515 G Street
Sacramento, CA 95816

Michael Kilpatrick
238 San Miguel Way
Sacramento, CA

Peter Torza
Harlow's
2712 J Street
Sacramento, CA 95816

Tina Thomas, Attorney
801 12th Street, #500
Sacramento, CA 95814

29th St./Alhambra Blvd. Corridor EIR



LEGEND
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Boundary

ATTACHMENT A

29TH STREET/ALHAMBRA BOULEVARD CORRIDOR STUDY AREA AIR PRE-APPLICATION PROJECT SUMMARY
8-13-87

PROPOSED SQUARE FOOTAGE BY USE

Proposed Project Name/Location/Phone Number	Retail	Medical Office	Office	Residential	Total	Proposed Parking Spaces
1. Simm's Hardware (P87-103) 28th, 29th, J Streets, Alley	20,000	30,000	23,000	0	73,000	345
2. The Farmer's Market Plaza (P87-122) 29th, 30th, R & S Streets	51,000	0	0	0	51,000	269
3. The Farmer's Market Place (P87-123) 30th, R & S Streets, Alhambra Boulevard	0	0	173,351	0	173,351	434
4. Senior Citizens Residential (Preliminary Review Complete pending application) H, I, 26th & 27th Streets (400 Units)	0	0	0	204,000	204,000	150
5. Lennane's Property (Pending application) east/south of Business 80 west/north of SPRR (1,000 units)	0	0	1,000,000	1,000,000 (1,000 d/u)	2,000,000	3,500*
6. Alhambra Medical Office Bldg. Folsom Blvd, N Street, Alhambra Blvd. (P87-117)	0	26,616	3,200	0	29,816	141
Subtotal Square Feet	71,000	56,616	1,199,551	1,204,000		
			Total Square Feet =	2,531,167		
			Total Parking =	4,839		

* Based on Zoning Code requirements

ATTACHMENT C

OUTLINE AND SCOPE FOR THE 29TH STREET/ALHAMBRA BOULEVARD

CORRIDOR STUDY AREA EIR

PREFACE

Summary of why EIR is being prepared, the purpose of the EIR, and how the EIR fits the community planning process.

PROJECT DESCRIPTION

Description of the 29th Street/Alhambra Boulevard Corridor Study Area, including goals and objectives.

SUMMARY OF FINDINGS

- A. Significant impacts which cannot be avoided.
- B. Significant environmental affects.
- C. Mitigation measures.
- D. Growth inducing impacts.
- E. Relationship between short-term and long-term productivity (Section 15127a)
- F. Alternatives/development scenarios.
- G. Significant Irreversible Environmental Changes.

This Section shall list reasonable alternatives to the "project" in order to describe and analyze potential environmental impacts associated with future developments. Detailed consideration should be given on determining relevant impacts and developing reasonable or feasible mitigation measures.

The identification and analysis of impacts shall include, but not be limited to, the following:

1. Land Use
 - a. Briefly summarize the existing land use within the study area, including uses as determined during field surveys in July through September of 1987.

- b. Briefly summarize the zoning development potential within the study area, assuming build-out of all parcels to maximum use intensity allowable under current zoning designations, land use designations and City development policies. This development scenario should be equivalent to the CEQA "no project alternative", as it defines the development that could occur in the corridor without requiring any discretionary actions by the City of Sacramento.
- c. Briefly summarize the zoning development potential, plus the six projects' (see below) development potential. This scenario includes all the build-out assumed in Item B plus build-out of the following six projects:
- 1) Simm's Hardware;
 - 2) Farmer's Market Plaza;
 - 3) Farmer's Market Place;
 - 4) Senior Citizens Project;
 - 5) Lennane's Property;
 - 6) Goodwin-Cole Replacement;

Also included in this scenario should be a summary of regional cumulative impacts on traffic, air quality, and noise levels. This estimate will be developed in conjunction with City Planning staff and should be based on data contained in the City's General Plan Update and accompanying EIR, as well as recent development trends in the corridor area.

- d. Summarize the existing urban environmental settings: discuss environmental impacts and develop mitigation measures for the three scenarios defined above based on current land use inventory for the defined study area. Characterization shall include a general discussion of existing levels of traffic; parking demand survey (qualitative); existing zoning and use on a parcel by parcel basis; estimated vacancy rates; infrastructure (water, municipal waste water, drainage, roads), including budgeted Capital Improvement Plans (CIPS); public services (fire, police, libraries, schools, medical facilities, parks), including budgeted CIPS.

This inventory will begin with the area bounded by 33rd, N, and Granada Way/L Streets and Alhambra Boulevard. Data for this area shall include a map or maps indicating current zoning, land uses, and development susceptibility within this sub-area.

- e. Develop a format for submission of the land use inventory raw data which facilitates entry into the City's data base system.

2. POPULATION, EMPLOYMENT, AND HOUSING

- a. Briefly describe the existing population in the study area in terms of total population, household size, age by sex, ethnic mix, education, the distribution of the household income, employment by industry and employment locations.
- b. Incorporate housing data needs into the land use inventory, including the number and type of units per parcel; use existing and survey data to determine the mix of ownership and rental housing, as well as the vacancy rate of housing, by occupancy status and unit types; identify housing opportunity sites, as well as sites where housing could be demolished for non-residential uses under each scenario.
- c. Identify overall housing potential in the study area, by occupancy status and unit type, under each scenario, including under utilized sites with reused potential, as suggested in the Central City Community Plan, East Sacramento Community Plan, and Industrial Park Community Plan; generate information on rental and ownership housing costs for the study area.
- d. Identify potential impacts posed by each scenario, as well as feasible mitigation measures.
- e. Forecast jobs generated by the build-out of the study area based upon factors and methods approved by City staff. These forecasts shall include estimates of salaries for each job classification expected in the study area. Comparisons shall be made with additional jobs that would be provided by build-out of the study area according to existing zoning designations. Employment densities for different worker classifications, based on estimates of how the study area could develop under each scenario, shall be applied to identify the sites with employment generation potential. This employment potential shall be aggregated to determine a range of study area employment levels under each of the three scenarios. All forecasts shall be placed within the context of the regional forecasts identified in the General Plan EIR. Identify feasible mitigation measures to reduce potential impacts associated with employment generation to less than a significant level.

3. TRANSPORTATION/CIRCULATION

- a. Review existing City traffic reports for current baseline data. Describe the existing transportation system in terms of roadways, bikeways, public transit, and the Light Rail system. Develop methodologies and models to estimate future traffic volumes and estimates of trip generation and distribution. Contact and collect from all appropriate agencies data relevant to the traffic assessment.
- b. Analyze shifts and traffic patterns caused by build-out of the study area. Traffic engineering staff shall review and approve the computer model, roadway network, traffic zones, traffic generation, rates, and other assumptions for the study area, including each development scenario prior to running the traffic projections for average daily trips (ADT, AM and PM peak traffic volumes). Traffic counts should be conducted, if necessary, at all key intersections identified by the City Traffic Engineer.
- c. Provide a summary of trip distribution based on the City's General Plan Update Sub-regional Transportation Model and information from past studies in the study area. Assume trip distribution characteristics shall be approved by the City Traffic Engineer prior to analysis.
- d. Assume the 2010 build-out condition as provided by the City when analyzing cumulative impacts of daily traffic generated within the study area.
- e. Quantify the traffic generated for both the existing and development scenarios on current and proposed street systems, intersections, and interchanges. Quantify the am/pm peak hour traffic volumes, including a level of service for the following intersections:
 1. 29th and E Streets
 2. 30th and E Streets
 3. McKinley Boulevard and Alhambra Boulevard
 4. 26th and H Streets
 5. 28th and H Streets
 6. 29th and H Streets
 7. 30th and H Streets
 8. Alhambra Boulevard and H Street
 9. 29th and J Streets

10. 30th and J Streets
 11. Alhambra Boulevard and J Street
 12. Alhambra Boulevard and K Street
 13. Alhambra Boulevard and L Street
 14. 29th Street and Capitol Avenue
 15. Alhambra Boulevard and Capitol Avenue/Folsom Boulevard
 16. Folsom Boulevard and 34th Street
 17. 29th and N Streets
 18. 30th and N Streets
 19. Alhambra Boulevard and N Street
 20. 29th and P Streets
 21. 30th and P Streets
 22. Alhambra Boulevard and Stockton Boulevard/P Street
 23. Stockton Boulevard and 34th Street
 24. 29th and S Streets
 25. Alhambra Boulevard and S Street
 26. 29th and T Streets
 27. 30th and T Streets
- f. Existing and future traffic volumes shall be projected, distributed and assigned to the street system on a daily basis over the study area using the General Plan Update Traffic Model and Land Use Assumptions. Alternative MINUTP Assignment Programs will be tested, including, but not limited to, all or nothing capacity restraint, and incremental to determine the method which produces the most realistic assignment of traffic over the street network.
- g. Provide alternative development and circulation conditions to be studied using the computer traffic model including, but not limited to,

1. Existing traffic base - (simulations/calibration)
2. Zoning development potential: existing traffic base assumptions plus build-out of all parcels within the corridor to maximum use intensity based on existing City zoning designations.
3. Zoning development potential, as defined above, plus six projects listed below:
 1. Simm's Hardware
 2. Farmer's Market Plaza
 3. Farmer's Market Place
 4. Senior Citizens Project
 5. Lennane's Property
 6. Goodwin-Cole Replacement

- h. In addition to the level of service analysis which quantifies the potential for traffic delay and congestion, neighborhood impacts in terms of safety hazards, and loss of privacy will also be issues that the Consultant shall evaluate.
- i. Develop mitigation measures on traffic impacts including traffic signal installation, intersection and roadway improvements, roadway signing and striping modifications, and changes to project size within the study area. If recommended mitigations determine to be costly, interim measures should be suggested to forestall or minimize identified impacts. In addition, transportation system management measures (TSM), including transit incentive, carpooling and bicycle/pedestrian programs, should be considered as potential alternative mitigation measures.

4. AIR QUALITY

- a. Estimate area-wide smog precursor emissions (hydrocarbons and oxides and nitrogen) for build-out development scenarios using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC 7.
- b. Use Caline 4 to model carbon monoxide levels at build-out conditions for six intersections depicting severe congestion and high traffic volumes (as indicated by traffic assessment). Air quality modeling shall be performed for each of the three scenarios and shall reflect traffic volumes associated with each scenario, levels of congestion, and carbon monoxide generation. Determine if modeling of the three scenarios are warranted due to differences in traffic conditions.

- c. Discuss extrapolation of modeling results to other congested intersections in the study area.
- d. Determine localized deterioration of ambient air quality within the study area, including sensitive receptors (i.e., Sutter General Hospital, schools, parks), by estimating increased vehicular CO emissions.
- e. Compare predicted carbon monoxide levels with the State and Federal standards; identify effects on non-attainment plan for carbon monoxide; prepare analysis of the project area's attainment with federal ambient air quality standards under the Clean Air Act as contained in the state implementation plan.
- f. Outline feasible mitigation measures including features such as mass transit, including Light Rail, which can reduce potential air quality impacts and obtain state and federal air quality standards. Develop feasible mitigation measures for air quality impacts, including those set forth in the Sacramento Air Quality Plan. Discuss the effectiveness and feasibility of each mitigation measure.

5. NOISE

- a. Perform 24 hour noise measurements and spot measurements at a minimum of six locations within the study area.
- b. Calculate the potential increases in traffic noise levels in the corridor area for the development scenarios.
- c. Compare noise level measurements to land use compatibility criteria contained in the Noise Element of the City of Sacramento's General Plan and discuss the ambient criteria in the evaluation of the potential noise impacts.
- d. Identify on-site noise generators associated with the six individual projects that may have a potential adverse impact on adjacent residential areas.
- e. Develop feasible mitigation measures including setbacks, sound attenuation walls, appropriate construction and noise insulation criteria, which can reduce potential noise impacts and attain standards defined in the City's Noise Element and Ordinance, State Office of Noise Control, and Federal Highway Administration Guidelines.

6. PUBLIC FACILITIES AND SERVICES

- a. Analyze how existing water services are supplied to the study area and discuss existing and proposed improvement plans for extending surface water to the study area.

- b. Briefly analyze the existing sewer system and discuss planning improvements of sanitary sewers. Evaluate the capacity of interceptors, local service lines, and the treatment plant to support the six projects proposed within the study area and the three scenarios.
- c. Discuss planned storm water improvements in the study area and additional improvements which will be needed to support the projects proposed in the three scenarios.
- d. Discuss existing City, County, and private solid waste collection and disposal capabilities against solid waste data projected for build-out of the study area.
- e. Briefly describe existing City, Fire and Police protection services within the study area, including the location of fire stations, police patrol, response times, the amount of personnel and equipment, and strategy to reduce police and fire protection problems.
- f. Assess future police and fire protection needs resulting from the build-out of the study area, in terms of station locations, patrol districts, and the need for additional personnel and equipment.
- g. Briefly describe the location and type of medical facilities in the project area and any potential impacts the build-out of the study area may have upon these facilities.
- h. Briefly describe how the project may impact local school districts.
- i. Briefly describe the existing park and recreation program in the project area and the amount of parks and recreation facilities needed to serve the build-out of the study area.
- j. Briefly summarize the existing library service program in the study area and how the build-out of the study area may affect such facilities.
- k. Summarize various financial mechanisms available to fund infrastructure or public facility improvement.
- l. Outline feasible mitigation measures to reduce potential significant adverse impacts on public facilities and services.

7. AESTHETICS

- a. Provide a photographic and written description of the potential aesthetic and visual quality impacts due to build-out of the two development scenarios within the study area.
- b. Photographic perspectives shall include, but not be limited to, selected key locations along U.S. Interstate 80 north, the railroad bridge, and sensitive aesthetic land use locations such as McKinley Park, and the residential neighborhoods west of 29th Street. Photographic perspectives shall be illustrated on a photo-index map.
- c. Develop a visual analysis of existing conditions through a visual sensitivity diagram and photographic inventory of all significant visual corridors and subarea characterizations that are critical in evaluating the aesthetic character of the existing setting and potential impacts resulting from the build-out of the two development scenarios.
- d. Evaluate the three scenarios in terms of potential impacts on view corridors or incompatibility with the existing neighborhood character as identified in the visual sensitivity diagram.
- e. Develop feasible mitigation measures including height, bulk, setback, building materials/color, and landscaping of specific projects and view corridors.
- f. Provide comparative assessments between the build-out of the study area and existing commercial and residential land uses within the study area.

8. CULTURAL RESOURCES/HISTORIC BUILDINGS

- a. Identify potential cultural resource areas including historic locations within the study area, most notably Sutter's Fort bounded by K, L, 26th, and 28th Streets.
- b. Survey historic properties based on the City of Sacramento's listed structures inventory. Supplement and verify the condition of these essential and priority structures through field survey.
- c. Structures eligible for essential and priority status shall be identified.

9. SCENARIOS

a. The following three scenarios shall be compared in a quantitative and qualitative method. The quantitative evaluations of the scenarios shall be on key issues of roadway capacity, traffic generation and circulation, employment, and public service capacities as defined in respective sections. The qualitative evaluation of the scenarios shall be on aesthetics, noise, air quality, population/housing, and land use. This assessment shall be based on the quantified portions of each scenario. This assessment will provide an order-of-magnitude of potential beneficial and adverse impacts comparison of the three scenarios. The specific scenarios to be evaluated are:

1. Existing conditions scenario as determined during mid-1987 field surveys and land use inventory.
2. Zoning development potential scenario: assumes build-out of all parcels to maximum use intensity allowable under existing City zoning designations. This scenario is equivalent to the CEQA "no project" alternative, as it defines development permissible in the corridor under existing zoning.
3. Increased intensity scenario: zoning development potential, plus six projects (see below) development potential. This scenario includes all of the build-out assumed in scenario number two (above), plus build-out of the following six projects:
 - a. Simm's Hardware
 - b. Farmers' Market Plaza
 - c. Farmers' Market Place
 - d. Senior Citizens Project
 - e. Lennane's Property
 - f. Goodwin-Cole Replacement

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: THE 29TH STREET/ALHAMBRA BOULEVARD CORRIDOR STUDY AREA EIR - NOTICE OF PREPARATION (M87-055)

SUMMARY

A Notice of Preparation for an Environmental Impact Report on the 29th Street/Alhambra Boulevard Corridor Study Area was distributed by the City Planning Division on August 11, 1987 for a 30-day public review and comment period (CEQA 15082). The draft EIR will assess three scenarios for the study area. This report is for the committee's information; however, the committee may wish to comment on any additional issues for discussion in the upcoming draft EIR.

BACKGROUND

The study area is bounded by 26th Street to the west, 34th Street to the east, generally the American River to the north, and Highway 50 to the south (see attached NOP). The study area includes six pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor. Each application has potential individual impacts as well as potential cumulative impacts. The draft EIR will assess the following three scenarios: 1) Existing conditions; 2) Zoning development potential; and 3) Zoning development potential plus build out of the six projects. The third scenario includes the following six projects: 1) Simm's Hardware; 2) Farmer's Market Plaza; 3) Farmer's Market Place; 4) Senior Citizens Project; 5) Lennane's Property; 6) Goodwin-Cole Replacement.

The EIR would provide the necessary land use data to determine the building capacity of this corridor. The land use intensities under each of the scenarios assessed in the draft EIR would provide the City with an assessment of potential significant adverse impacts such as traffic. Based on the cumulative EIR, the City would have information to evaluate pending and future entitlement applications.

A Community Advisory Committee (CAC) is monitoring the study. The CAC is conducting meetings to provide input into the EIR process. The twelve member CAC includes representatives from the Sacramento Old City Association and East Sacramento Improvement Association, as well as business and property owners in the Study Area.

Attached for the Commission's consideration is the Notice of Preparation that outlines the scope of the EIR.

RECOMMENDATION

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

Respectfully submitted,



Clif Carstens
Senior Planner

CC:SD:rt
attachment

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

August 11, 1987

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL
IMPACT REPORT FOR THE 29TH STREET/ALHAMBRA BOULEVARD CORRIDOR
STUDY AREA (M87-055)**

To Interested Persons:

The City of Sacramento Planning Division is the lead agency for a Program Environmental Impact Report (EIR) for the 29th Street/Alhambra Boulevard Corridor Study Area. The Study Area is bounded by 26th Street to the west, 34th Street to the east, generally the American River to the north, and Highway 50 to the south (see Attachment A).

The Study Area includes six pre-applications for residential and non-residential projects along the 29th Street/Alhambra Boulevard Corridor (see Attachment A). Each application has potential individual impacts as well as potential cumulative impacts.

The City is distributing this Notice of Preparation for a 30 day public review period (CEQA 15082) to agencies and individuals included on the attached distribution list. The Draft EIR will assess three scenarios: 1) existing conditions; 2) zoning development potential; and 3) zoning development potential plus build-out of the six projects. Individual pre-application projects will be included in the potential cumulative impacts assessment in the EIR (see Attachment B). The environmental aspects to be analyzed is outlined in Attachment C. The City would appreciate receiving notice of additional considerations that you believe should be addressed in the Draft EIR. Please forward written comments to the City no later than 5:00 p.m., September 8, 1987.

Steve Dee, Project Manager
Sacramento City Planning Division
1231 I Street, Room 300
Sacramento, California 95814

Revised 8/13/87

The environmental consulting firm selected to prepare this EIR may be contacting you regarding the comments or concerns with the Study Area. Staff appreciates you assisting the consultant.

Staff anticipates that the Draft EIR will be circulated for public review and comment in mid-October, 1987. You may reach me at (916) 449-2037 if you would like to discuss this matter further.

Thank you.



Steve Dee
Associate Planner

SD:rt
attachments

NOP DISTRIBUTION LIST
29TH STREET/ALHAMBRA BLVD. CORRIDOR STUDY AREA EIR

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

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

Jim Barclay
Police Officer
Sacto City Police Dept.
813 6th Street
Sacramento, CA 95814

Douglas N. Pope
Council Member District 3
Sacramento City Council
555 Capitol Mall, Suite 100
Sacramento, CA 95814

John Kearns
Police Chief
Sacto City Police Dept.
813 6th Street
Sacramento, CA 95814

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

Joe Serna, Jr.
Council Member District 5
Sacramento City Council
915 I Street, Room 205
Sacramento, CA 95814

Director
Sacto City Public Library
System
1010 8th Street
Sacramento, CA 95814

Jack Crist
Finance Director
Sacto City Finance Dept.
915 I Street
Sacramento, CA 95814

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

Mel Johnson, Director
Sacto City Public Wks Dept.
915 I Street, Room 207
Sacramento, CA 95814

Mark Morgan
Parking Manager
Sacto City Public Wks Dept.
1023 J Street
Sacramento, CA 95814

Sacramento City Planning
Commission
31 I Street, Room 200
Sacramento, CA 95814

Tom Finley
Engineering Div. Manager
Sacto City Public Wks Dept.
915 I Street, Room 300
Sacramento, CA 95814

Sacto Co. Planning Dept.
827 7th Street Rm. 230
Sacramento, CA 95814
ATTN: Sue Ziegler

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

Harry Behrens
Super. Water Service Eng.
Sacto City Public Wks Dept.
915 I Street, Room 300
Sacramento, CA 95814

Sacto County APCD
9323 Tech Center Dr. #80
Sacramento, CA 95827
ATTN: Gary Glissmeyer

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

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

Sacto Co Environ. Health
3701 Branch Center Rd. #
Sacramento, CA 95827
ATTN: Art Seipel

Dee Lewis
Supervising Civil Engineer
Sacto City Public Works
Department
915 I Street, Room 207
Sacramento, CA 95814

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

Sacto Co. Environ. Sect.
827 7th Street, Room 101
Sacramento, CA 95814
ATTN: Al Freitas

Jim Bloodgood
Traffic Engineer
Sacto City Public Wks Dept.
915 I Street Room 300
Sacramento, CA 95814

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

Office of Planning & Dev
1400 10th St. Rm. 121
Sacramento, CA 95814
ATTN: Director

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

Public Utilities Commission
350 McAllister Street
San Francisco, CA 94102
ATTN: Robert S. Tich

Sacramento Old City Soc
P.O. Box 1022
Sacramento, CA 95805

CA Dept. of Parks & Rec.
P.O. Box 2390
Sacramento, CA 95811
ATTN: James M. Doyle

Federal Highway Admin.
P.O. Box 1910
Sacramento, CA 95814
ATTN: Michael Cook

Point West Community Assc
ATTN: Fillmore Crank, Jr.
P.O. Box 255500
Sacramento, CA 95865-9990

CA Dept. of Parks & Rec.
P.O. Box 2340
Sacramento, CA 95811
ATTN: Francis A. Riddell

U.S. Fish & Wildlife Serv.
2800 Cottage Way, #1823
Sacramento, CA 95825
ATTN: Jack Williams

Oak Park PAC
3639 4th Avenue
Sacramento, CA 95817
ATTN: Leon Weston

Native American Heritage
Commission
915 Capitol Mall, Rm. 288
Sacramento, CA 95811
ATTN: Executive Secretary

Sacramento Housing & Redev.
P.O. Box 1834
Sacramento, CA 95809
ATTN: Myra Eberline

SMUD
P.O. Box 15830
Sacramento, CA 95813
ATTN: Paul Olmstead

CA Dept. of Parks & Rec.
P.O. Box 2390
Sacramento, CA 95814
ATTN: Marion Mitchell

SACOG
106 K Street, Suite 200
Sacramento, CA 95814
ATTN: James E. Williams

Pacific Bell
2700 Watt Avenue Rm. 135
Sacramento, CA 95821

CA Dept. of Health Services
714 P Street Room 439
Sacramento, CA 95814
ATTN: Peggy Harris

Regional Transit
P.O. Box 2110
Sacramento, CA 95810
ATTN: Ken DeCrescenzo

PGandE
P.O. Box 7444
Sacramento, CA 95826
ATTN: Keith Lamb

CA Dept. of Transportation
120 N Street
Sacramento, CA 95814
ATTN: Chief of Planning

East Sacramento Improvement
Assoc.
ATTN: Sidney Pope
1332 40th Street
Sacramento, CA 95819

Southern Pacific Railroad
401 I Street
Sacramento, CA 95814
ATTN: Joe Ivanusich

CA Dept. of Transportation
Dist. 3, P.O. Box 911
Marysville, CA 95901
ATTN: Brian Smith

Arden Fair Merchant Assoc.
ATTN: Manager
1607 K Arden Way
Sacramento, CA 95815

Sacramento City Unified
School District
1619 N Street
Sacramento, CA 95814
ATTN: Walt Parsons

Local Environmental Health
Program
2151 Berkeley Way #613
Berkeley, CA 94704
ATTN: Lerome S. Lukas

Modern Transit Society
P.O. Box 981
Sacramento, CA 95805

Sacto Metro Chamber of
Commerce
P.O. Box 1017
Sacramento, CA 95805
ATTN: Mike Seward

ASC
4211 Royale Road
Sacramento, CA 95815
ATTN: Bob Holmes

Lung Association
ATTN: Jane Hagedorn
909 12th Street
Sacramento, CA 95814

McClatchy Library
2122 22nd Street
Sacramento, CA 95822
ATTN: Reference Desk

Sacramento Board of
Realtors
P.O. Box 160446
Sacramento, CA 95816
ATTN: Collette Johnson

Modern Transit Society
ATTN: Kathy Thompson
1402 O Street Suite C
Sacramento, CA 95814

North Sacramento Branch
Library
492 Arden Way
Sacramento, CA 95815
ATTN: Reference Desk

Golden Empire Health
Planning Center
2100 21st Street
Sacramento, CA 95818
ATTN: Janis Heple

Sierra Club
ATTN: Vickie Lee
1360 Perkins Way
Sacramento, CA 95818

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

SACTO
200 Capitol Mall, Ste 1210
Sacramento, CA 95814
ATTN: John Roberts III

Transportation Coalition
ATTN: Steve Sanders
1125 10th Street
Sacramento, CA 95814

The Business Journal
2030 J Street
Sacramento, CA 95814
ATTN: Mike McCarthy

ECOS
ATTN: Mike Eaton
909 12th Street
Sacramento, CA 95814

Toxic Alliance
P.O. Box 16306
Sacramento, CA 95816

Neighbors Section
10 Fullerton Court
Sacramento, CA 95825
ATTN: Sue Boylan

Sacramento Audubon Society
ATTN: Alta Tura
1633 Q Street
Sacramento, CA 95819

Capitol Bicycle Community
Assoc.
P.O. Box 1541
Sacramento, CA 95807

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

California Native Plant
Society
ATTN: Lorraine Van Kekeriz
1201 62nd Street
Sacramento, CA 95820

McKinley Library
601 Alhambra Blvd.
Sacramento, CA 95816
ATTN: Reference Desk

Suttertown News
2791 24th Street, Rm 15
Sacramento, CA 95818
ATTN: Tim Hoyt

SARA
P.O. Box 19496
Sacramento, CA 95819

Sacramento Central Library
828 I Street
Sacramento, CA 95814
ATTN: Reference Desk

Christina Savage, Attor
Hefner, Start & Marois
555 Capitol Mall
14th Floor
Sacramento, CA 95814

League of Women Voters
ATTN: Trudy Schafer
16 K Street, Ste 2
Sacramento, CA 95814

The Library-Science/Tech-
nical
2000 Jed Smith Drive
Sacramento, CA 95819
ATTN: E. Heaser

Michael A. Hackard
Attorney
Holliman, Hackard & Tay
1545 River Park Dr. #35
Sacramento, CA 95815

Dell Richards
1250 33rd Street
Sacramento, CA 95816

David J. Mogavero, Pres.
Sacramento Old City Assoc.
P.O. Box 1022
Sacramento, CA 95805

Kitty Costello
1255 33rd Street
Sacramento, CA 95816

R.P. Mencarelli
Vice President-Manage
C/O Bank of America
P.O. Box 160047
Sacramento, CA 95816

Rich McWilliam, President
East Sacramento Improvement
P.O. Box 19147
Sacramento, CA 95819

James R. Loen, Architect
648 Northfield Drive
Sacramento, CA 95833

Paul F. Fitzgerald
C/O The Incredible Edible
Place
1401 Alhambra Blvd.
Sacramento, CA 95816

Tony Van Curen
1140 Serra Way
Sacramento, CA 95816

Nick Culjis
C/O N. G. Culjis & Son
1525 Alhambra Blvd.
Sacramento, CA 95816

Hing Owyang, Jr., D.D.S.
Inc.
1435 Alhambra Blvd.
Sacramento, CA 95816

John W. Gorman
185 Cadillac Drive
Sacramento, CA 95825

Ralph Ryan
C/O The Rosemount Grill
3145 Folsom Blvd.
Sacramento, CA 95816

Paul V. Holland, M.D.
Mike Fuller
Sacramento Blood Center
1625 Stockton Blvd.
Sacramento, CA 95816

Dick Ratliff
1533 36th Street
Sacramento, CA 95816

Bill Hughes
Architect
Suite 100
1771 Stockton Blvd.
Sacramento, CA 95816

Beverly Bertolucci
1717 Stockton Blvd.
Sacramento, CA 95816

Seaparovich Domich
165 Howe Avenue, #300
Sacramento, CA 95825

Peter Mikacich
C/O Limelight Cafe &
Card Room
1014 Alhambra Blvd.
Sacramento, CA 95816

Michael Notestine
2705 P Street
Sacramento, CA 95816

Sean Wofford
Bear Flag Inn
1314 I Street
Sacramento, CA 95816

Mary Ann Kalbach
Manager-Asst. Vice-President
C/O Wells Fargo Bank
3001 Capitol Avenue
Sacramento, CA 95816

Mark Whisler
3237 I Street
Sacramento, CA 95816

Steve Sanders
1404 H Street
Sacramento, CA 95816

Caroline Semon Quessenberry
C/O Semon's Antiques
1914 Alhambra Blvd.
Sacramento, CA 95816

Joyce Horizumi
2620 D Street
Sacramento, CA 95816

Gene Wiese
SMS Enterprise
1400 22nd Street, #200
Sacramento, CA 95818

Earl Cummings
Dan McGrew, Jr., C.P.U.
C/O Progressive Orthopedic
1248 - 32nd Street
Sacramento, CA 95816

Paul Lehman
1255 33rd Street
Sacramento, CA

Isie Williams
136 36th Way
Sacramento, CA

Peter Simon
Arktegraf, Inc.
1529 28th Street
Sacramento, CA 95816

John Harvey Carter
1437 41st Street
Sacramento, CA

John Riley
Sutter General Hospital
2801 L Street
Sacramento, CA 95816

John Bungay
Alhambra Fuel &
Transportation
1310 Alhambra Blvd.
Sacramento, CA 95816

Douglas McGilvray
1117 Alhambra Blvd.
Sacramento, CA 95816

Pilka Robinson
Planning Manager
Regional Transit
1400 29th Street
Sacramento, CA 95816

Mike Melanson
EIP
601 University Ave.
Suite 150
Sacramento, CA 95825

Julie Richards
2818 I Street, #1
Sacramento, CA 95816

David McKay
Sutter General Hospital
2801 L Street
Sacramento, CA 95816

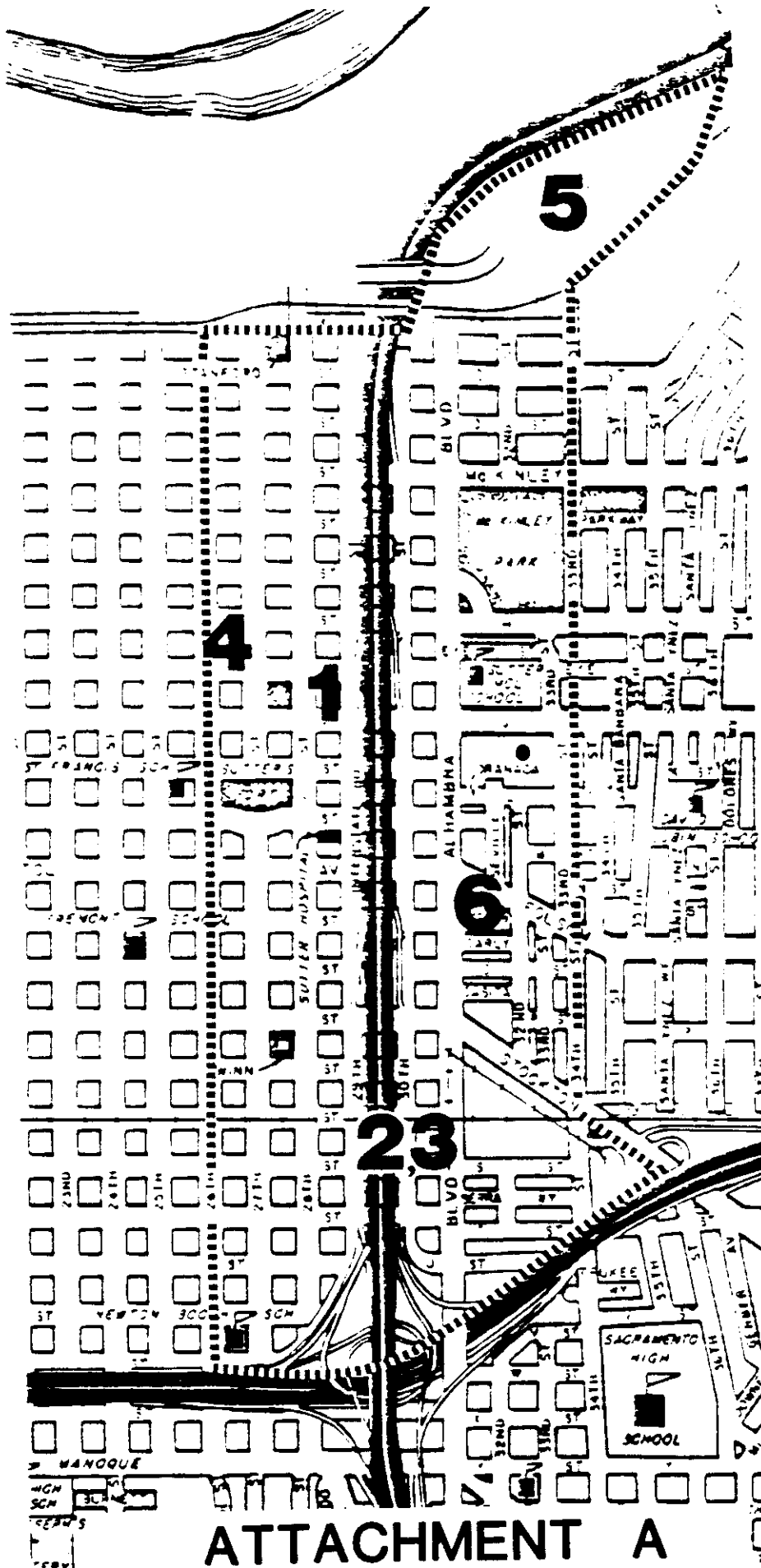
Steve Mulhern
2515 G Street
Sacramento, CA 95816

Michael Kilpatrick
238 San Miguel Way
Sacramento, CA

Peter Torza
Harlow's
2712 J Street
Sacramento, CA 95816

Tina Thomas, Attorney
801 12th Street, #500
Sacramento, CA 95814

29th St./Alhambra Blvd. Corridor EIR



ATTACHMENT A

LEGEND
1:1320

N

Boundary

20TH STREET/ALHAMBRA BOULEVARD CORRIDOR STUDY AREA EIR PRE-APPLICATION PROJECT SUMMARY
8-13-87

PROPOSED SQUARE FOOTAGE BY USE

Proposed Project Name/Location/Phone Number	Retail	Medical Office	Office	Residential	Total	Proposed Parking Spaces
1. Simm's Hardware (P87-103) 28th, 29th, J Streets, Alley	20,000	30,000	23,000	-0-	73,000	345
2. The Farmer's Market Plaza (P87-122) 29th, 30th, R & S Streets	51,000	0	0	-0-	51,000	269
3. The Farmer's Market Place (P87-123) 30th, R & S Streets, Alhambra Boulevard	-0-	0	173,351	-0-	173,351	434
4. Senior Citizens Residential (Preliminary Review Complete pending application) H. I, 26th & 27th Streets (400 Units)	0	-0-	0	204,000	204,000	150
5. Lennane's Property (Pending application) east/south of Business 80 west/north of SPRK (1,000 units)	0	-0-	1,000,000	1,000,000 (1,000 d/u)	2,000,000	3,500*
6. Alhambra Medical Office Bldg. Folsom Blvd, N Street, Alhambra Blvd. (P87-117)	-0-	26,616	3,200	-0-	29,816	141
Subtotal Square Feet	71,000	56,616	1,199,551	1,204,000		
					Total Square Feet = 2,531,167	
					Total Parking = 4,839	

* Based on Zoning Code requirements

ATTACHMENT C

OUTLINE AND SCOPE FOR THE 29TH STREET/ALHAMBRA BOULEVARD

CORRIDOR STUDY AREA EIR

PREFACE

Summary of why EIR is being prepared, the purpose of the EIR, and how the EIR fits the community planning process.

PROJECT DESCRIPTION

Description of the 29th Street/Alhambra Boulevard Corridor Study Area, including goals and objectives.

SUMMARY OF FINDINGS

- A. Significant impacts which cannot be avoided.
- B. Significant environmental affects.
- C. Mitigation measures.
- D. Growth inducing impacts.
- E. Relationship between short-term and long-term productivity (Section 15127a)
- F. Alternatives/development scenarios.
- G. Significant Irreversible Environmental Changes.

This Section shall list reasonable alternatives to the "project" in order to describe and analyze potential environmental impacts associated with future developments. Detailed consideration should be given on determining relevant impacts and developing reasonable or feasible mitigation measures.

The identification and analysis of impacts shall include, but not be limited to, the following:

1. Land Use

- a. Briefly summarize the existing land use within the study area, including uses as determined during field surveys in July through September of 1987.

- b. Briefly summarize the zoning development potential within the study area, assuming build-out of all parcels to maximum use intensity allowable under current zoning designations, land use designations and City development policies. This development scenario should be equivalent to the CEQA "no project alternative", as it defines the development that could occur in the corridor without requiring any discretionary actions by the City of Sacramento.
- c. Briefly summarize the zoning development potential, plus the six projects' (see below) development potential. This scenario includes all the build-out assumed in Item B plus build-out of the following six projects:
- 1) Simm's Hardware;
 - 2) Farmer's Market Plaza;
 - 3) Farmer's Market Place;
 - 4) Senior Citizens Project;
 - 5) Lennane's Property;
 - 6) Goodwin-Cole Replacement;

Also included in this scenario should be a summary of regional cumulative impacts on traffic, air quality, and noise levels. This estimate will be developed in conjunction with City Planning staff and should be based on data contained in the City's General Plan Update and accompanying EIR, as well as recent development trends in the corridor area.

- d. Summarize the existing urban environmental settings; discuss environmental impacts and develop mitigation measures for the three scenarios defined above based on current land use inventory for the defined study area. Characterization shall include a general discussion of existing levels of traffic; parking demand survey (qualitative); existing zoning and use on a parcel by parcel basis; estimated vacancy rates; infrastructure (water, municipal waste water, drainage, roads), including budgeted Capital Improvement Plans (CIPS); public services (fire, police, libraries, schools, medical facilities, parks), including budgeted CIPS.

This inventory will begin with the area bounded by 33rd, N, and Granada Way/L Streets and Alhambra Boulevard. Data for this area shall include a map or maps indicating current zoning, land uses, and development susceptibility within this sub-area.

- e. Develop a format for submission of the land use inventory raw data which facilitates entry into the City's data base system.

2. POPULATION, EMPLOYMENT, AND HOUSING

- a. Briefly describe the existing population in the study area in terms of total population, household size, age by sex, ethnic mix, education, the distribution of the household income, employment by industry and employment locations.
- b. Incorporate housing data needs into the land use inventory, including the number and type of units per parcel; use existing and survey data to determine the mix of ownership and rental housing, as well as the vacancy rate of housing, by occupancy status and unit types; identify housing opportunity sites, as well as sites where housing could be demolished for non-residential uses under each scenario.
- c. Identify overall housing potential in the study area, by occupancy status and unit type, under each scenario, including under utilized sites with reused potential, as suggested in the Central City Community Plan, East Sacramento Community Plan, and Industrial Park Community Plan; generate information on rental and ownership housing costs for the study area.
- d. Identify potential impacts posed by each scenario, as well as feasible mitigation measures.
- e. Forecast jobs generated by the build-out of the study area based upon factors and methods approved by City staff. These forecasts shall include estimates of salaries for each job classification expected in the study area. Comparisons shall be made with additional jobs that would be provided by build-out of the study area according to existing zoning designations. Employment densities for different worker classifications, based on estimates of how the study area could develop under each scenario, shall be applied to identify the sites with employment generation potential. This employment potential shall be aggregated to determine a range of study area employment levels under each of the three scenarios. All forecasts shall be placed within the context of the regional forecasts identified in the General Plan EIR. Identify feasible mitigation measures to reduce potential impacts associated with employment generation to less than a significant level.

3. TRANSPORTATION/CIRCULATION

- a. Review existing City traffic reports for current baseline data. Describe the existing transportation system in terms of roadways, bikeways, public transit, and the Light Rail system. Develop methodologies and models to estimate future traffic volumes and estimates of trip generation and distribution. Contact and collect from all appropriate agencies data relevant to the traffic assessment.
- b. Analyze shifts and traffic patterns caused by build-out of the study area. Traffic engineering staff shall review and approve the computer model, roadway network, traffic zones, traffic generation, rates, and other assumptions for the study area, including each development scenario prior to running the traffic projections for average daily trips (ADT, AM and PM peak traffic volumes). Traffic counts should be conducted, if necessary, at all key intersections identified by the City Traffic Engineer.
- c. Provide a summary of trip distribution based on the City's General Plan Update Sub-regional Transportation Model and information from past studies in the study area. Assume trip distribution characteristics shall be approved by the City Traffic Engineer prior to analysis.
- d. Assume the 2010 build-out condition as provided by the City when analyzing cumulative impacts of daily traffic generated within the study area.
- e. Quantify the traffic generated for both the existing and development scenarios on current and proposed street systems, intersections, and interchanges. Quantify the am/pm peak hour traffic volumes, including a level of service for the following intersections:
 1. 29th and E Streets
 2. 30th and E Streets
 3. McKinley Boulevard and Alhambra Boulevard
 4. 26th and H Streets
 5. 28th and H Streets
 6. 29th and H Streets
 7. 30th and H Streets
 8. Alhambra Boulevard and H Street
 9. 29th and J Streets

10. 30th and J Streets
11. Alhambra Boulevard and J Street
12. Alhambra Boulevard and K Street
13. Alhambra Boulevard and L Street
14. 29th Street and Capitol Avenue
15. Alhambra Boulevard and Capitol Avenue/Folsom Boulevard
16. Folsom Boulevard and 34th Street
17. 29th and N Streets
18. 30th and N Streets
19. Alhambra Boulevard and N Street
20. 29th and P Streets
21. 30th and P Streets
22. Alhambra Boulevard and Stockton Boulevard/P Street
23. Stockton Boulevard and 34th Street
24. 29th and S Streets
25. Alhambra Boulevard and S Street
26. 29th and T Streets
27. 30th and T Streets

- f. Existing and future traffic volumes shall be projected, distributed and assigned to the street system on a daily basis over the study area using the General Plan Update Traffic Model and Land Use Assumptions. Alternative MINUTP Assignment Programs will be tested, including, but not limited to, all or nothing capacity restraint, and incremental to determine the method which produces the most realistic assignment of traffic over the street network.
- g. Provide alternative development and circulation conditions to be studied using the computer traffic model including, but not limited to,

1. Existing traffic base - (simulations/calibration)
2. Zoning development potential: existing traffic base assumptions plus build-out of all parcels within the corridor to maximum use intensity based on existing City zoning designations.
3. Zoning development potential, as defined above, plus six projects listed below:
 1. Simm's Hardware
 2. Farmer's Market Plaza
 3. Farmer's Market Place
 4. Senior Citizens Project
 5. Lennane's Property
 6. Goodwin-Cole Replacement
- h. In addition to the level of service analysis which quantifies the potential for traffic delay and congestion, neighborhood impacts in terms of safety hazards, and loss of privacy will also be issues that the Consultant shall evaluate.
- i. Develop mitigation measures on traffic impacts including traffic signal installation, intersection and roadway improvements, roadway signing and striping modifications, and changes to project size within the study area. If recommended mitigations determine to be costly, interim measures should be suggested to forestall or minimize identified impacts. In addition, transportation system management measures (TSM), including transit incentive, carpooling and bicycle/pedestrian programs, should be considered as potential alternative mitigation measures.

4. AIR QUALITY

- a. Estimate area-wide smog precursor emissions (hydrocarbons and oxides and nitrogen) for build-out development scenarios using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC 7.
- b. Use Caline 4 to model carbon monoxide levels at build-out conditions for six intersections depicting severe congestion and high traffic volumes (as indicated by traffic assessment). Air quality modeling shall be performed for each of the three scenarios and shall reflect traffic volumes associated with each scenario, levels of congestion, and carbon monoxide generation. Determine if modeling of the three scenarios are warranted due to differences in traffic conditions.

- c. Discuss extrapolation of modeling results to other congested intersections in the study area.
- d. Determine localized deterioration of ambient air quality within the study area, including sensitive receptors (i.e., Sutter General Hospital, schools, parks), by estimating increased vehicular CO emissions.
- e. Compare predicted carbon monoxide levels with the State and Federal standards; identify effects on non-attainment plan for carbon monoxide; prepare analysis of the project area's attainment with federal ambient air quality standards under the Clean Air Act as contained in the state implementation plan.
- f. Outline feasible mitigation measures including features such as mass transit, including Light Rail, which can reduce potential air quality impacts and obtain state and federal air quality standards. Develop feasible mitigation measures for air quality impacts, including those set forth in the Sacramento Air Quality Plan. Discuss the effectiveness and feasibility of each mitigation measure.

5. NOISE

- a. Perform 24 hour noise measurements and spot measurements at a minimum of six locations within the study area.
- b. Calculate the potential increases in traffic noise levels in the corridor area for the development scenarios.
- c. Compare noise level measurements to land use compatibility criteria contained in the Noise Element of the City of Sacramento's General Plan and discuss the ambient criteria in the evaluation of the potential noise impacts.
- d. Identify on-site noise generators associated with the six individual projects that may have a potential adverse impact on adjacent residential areas.
- e. Develop feasible mitigation measures including setbacks, sound attenuation walls, appropriate construction and noise insulation criteria, which can reduce potential noise impacts and attain standards defined in the City's Noise Element and Ordinance, State Office of Noise Control, and Federal Highway Administration Guidelines.

6. PUBLIC FACILITIES AND SERVICES

- a. Analyze how existing water services are supplied to the study area and discuss existing and proposed improvement plans for extending surface water to the study area.

- b. Briefly analyze the existing sewer system and discuss planning improvements of sanitary sewers. Evaluate the capacity of interceptors, local service lines, and the treatment plant to support the six projects proposed within the study area and the three scenarios.
- c. Discuss planned storm water improvements in the study area and additional improvements which will be needed to support the projects proposed in the three scenarios.
- d. Discuss existing City, County, and private solid waste collection and disposal capabilities against solid waste data projected for build-out of the study area.
- e. Briefly describe existing City, Fire and Police protection services within the study area, including the location of fire stations, police patrol, response times, the amount of personnel and equipment, and strategy to reduce police and fire protection problems.
- f. Assess future police and fire protection needs resulting from the build-out of the study area, in terms of station locations, patrol districts, and the need for additional personnel and equipment.
- g. Briefly describe the location and type of medical facilities in the project area and any potential impacts the build-out of the study area may have upon these facilities.
- h. Briefly describe how the project may impact local school districts.
- i. Briefly describe the existing park and recreation program in the project area and the amount of parks and recreation facilities needed to serve the build-out of the study area.
- j. Briefly summarize the existing library service program in the study area and how the build-out of the study area may affect such facilities.
- k. Summarize various financial mechanisms available to fund infrastructure or public facility improvement.
- l. Outline feasible mitigation measures to reduce potential significant adverse impacts on public facilities and services.

7. AESTHETICS

- a. Provide a photographic and written description of the potential aesthetic and visual quality impacts due to build-out of the two development scenarios within the study area.
- b. Photographic perspectives shall include, but not be limited to, selected key locations along U.S. Interstate 80 north, the railroad bridge, and sensitive aesthetic land use locations such as McKinley Park, and the residential neighborhoods west of 29th Street. Photographic perspectives shall be illustrated on a photo-index map.
- c. Develop a visual analysis of existing conditions through a visual sensitivity diagram and photographic inventory of all significant visual corridors and subarea characterizations that are critical in evaluating the aesthetic character of the existing setting and potential impacts resulting from the build-out of the two development scenarios.
- d. Evaluate the three scenarios in terms of potential impacts on view corridors or incompatibility with the existing neighborhood character as identified in the visual sensitivity diagram.
- e. Develop feasible mitigation measures including height, bulk, setback, building materials/color, and landscaping of specific projects and view corridors.
- f. Provide comparative assessments between the build-out of the study area and existing commercial and residential land uses within the study area.

8. CULTURAL RESOURCES/HISTORIC BUILDINGS

- a. Identify potential cultural resource areas including historic locations within the study area, most notably Sutter's Fort bounded by K, L, 26th, and 28th Streets.
- b. Survey historic properties based on the City of Sacramento's listed structures inventory. Supplement and verify the condition of these essential and priority structures through field survey.
- c. Structures eligible for essential and priority status shall be identified.

9. SCENARIOS

The following three scenarios shall be compared in a quantitative and qualitative method. The quantitative evaluations of the scenarios shall be on key issues of roadway capacity, traffic generation and circulation, employment, and public service capacities as defined in respective sections. The qualitative evaluation of the scenarios shall be on aesthetics, noise, air quality, population/housing, and land use. This assessment shall be based on the quantified portions of each scenario. This assessment will provide an order-of-magnitude of potential beneficial and adverse impacts comparison of the three scenarios. The specific scenarios to be evaluated are:

1. Existing conditions scenario as determined during mid-1987 field surveys and land use inventory.
2. Zoning development potential scenario: assumes build-out of all parcels to maximum use intensity allowable under existing City zoning designations. This scenario is equivalent to the CEQA "no project" alternative, as it defines development permissible in the corridor under existing zoning.
3. Increased intensity scenario: zoning development potential, plus six projects (see below) development potential. This scenario includes all of the build-out assumed in scenario number two (above), plus build-out of the following six projects:
 - a. Simm's Hardware
 - b. Farmers' Market Plaza
 - c. Farmers' Market Place
 - d. Senior Citizens Project
 - e. Lennane's Property
 - f. Goodwin-Cole Replacement