



1

DEPARTMENT OF  
GENERAL SERVICES  
  
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

5730 24TH STREET  
BUILDING FOUR  
SACRAMENTO, CA  
95822-3699

916-449-5548

DIVISIONS:

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
RISK MANAGEMENT  
AND INSURANCE  
SUPPORT SERVICES

August 21, 1987

Transportation and Community Development Committee  
Sacramento, California

Honorable Members in Session:

Subject: REPORT BACK ON STREET LIGHT PAINTING PROJECT

SUMMARY

This report is a follow-up to Councilman Kastanis' request of August 4, 1987 that staff come back with a description of the work program and alternative for reducing the six year time line for completion of this project.

BACKGROUND

On August 4, 1987, the City Council authorized the City Manager to enter into an agreement with the Sacramento Local Conservation Corps for painting of City owned street light poles.

In the approved FY87-88 operating budget an augmentation of \$25,000 was provided to address the long neglected painting of street light poles. Based on our standards and experience for preparation and painting of poles and the Sacramento Local Conservation Corps work schedule of 28 hours per week per person (Monday-Thursday, 7 hours per day), one person would be able to paint 1,924 light poles a year.

There are approximately 22,200 street light poles in the system. Therefore, with the approved funding of \$25,000 for labor, materials, etc., approximately 3,848 light poles could be painted annually. Assuming that the same level of funding would be continued, it would take approximately six years to complete the entire program (22,200 divided by 3,848 = 5.7 years). To accelerate the program time line, additional funding would have to be appropriated as follows:

<u>Program Time Line</u>	<u>Estimated Cost</u>	<u>Additional Funding</u>
4 years	\$37,518	\$12,518
3 years	50,024	25,024
2.5 years	62,530	37,530

PROGRAM PLAN

The planned approach for the painting of street light poles is to determine what areas are in the most need of painting, prioritize, and then proceed as follows:

- 1st year - Paint neighborhood street light poles under 10' height. Evaluate the progress and workmanship.
- 2nd year - Paint neighborhood street light poles (including over 10' height) and provide funding for leasing power lift.
- 3rd year - Same as second year and begin phasing in signalized intersections.
- 4th, 5th  
& 6th years - Continue painting.

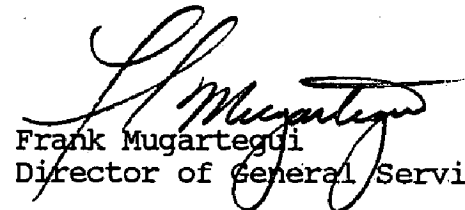
FINANCIAL IMPACT

None, unless Committee wishes to accelerate program.

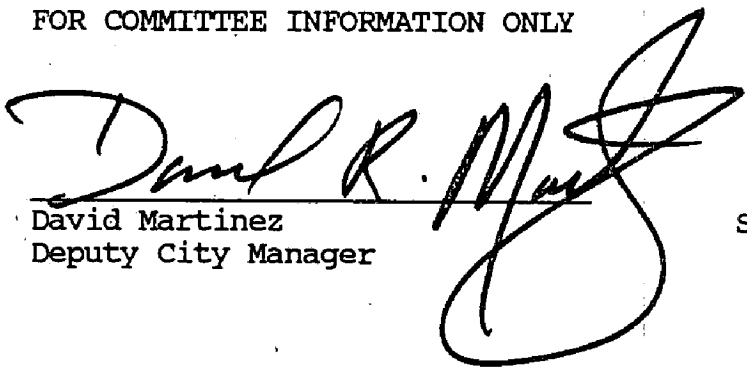
RECOMMENDATION

This report is for Committee information only. No action is required.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

FOR COMMITTEE INFORMATION ONLY

  
David Martinez  
Deputy City Manager

September 1, 1987

ADM1.161



2

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

September 1, 1987

BUILDING INSPECTIONS  
916-449-5716

Transportation and Community Development Committee  
Sacramento, California

PLANNING  
916-449-5604

Honorable 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 Committee's consideration is the Notice of Preparation that outlines the scope of the EIR.

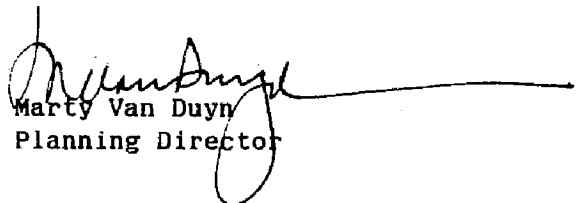
FINANCIAL DATA

The City Council approved the selection of EIP Associates as the consulting firm to prepare the 29th Street/Alhambra Boulevard Corridor Study Area EIR June 16, 1987. The contract amount is \$118,990. Future projects approved in the study area that require planning entitlements will be charged a pro-rata share of the cost to prepare the EIR based on approved square footage. Reimbursement will depend on the amount of development activity that occurs in the study area.

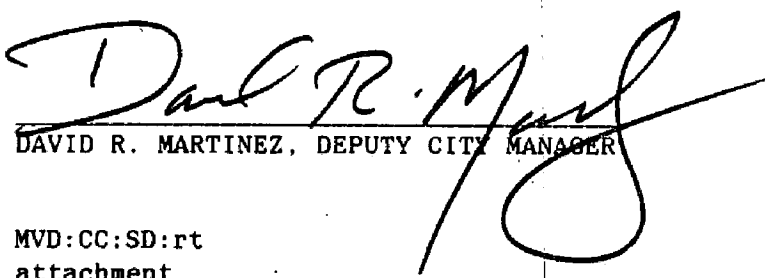
RECOMMENDATION

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

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

APPROVED FOR COMMITTEE INFORMATION

  
DAVID R. MARTINEZ, DEPUTY CITY MANAGER

MVD:CC:SD:rt  
attachment

File M87-055

September 1, 1987  
District No. 1, 3, 4, 5

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

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,

A handwritten signature in cursive script that reads "Steve Dee".

Steve Dee  
Associate Planner

SD:rt  
attachments

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

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Sacramento, CA 95814

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Sacramento, CA 95827  
ATTN: Gary Glissmeyer

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Sacramento, CA 95827  
ATTN: Art Seipel

Sacto Co. Environ. Sect.  
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ATTN: Al Freitas

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1400 10th St. Rm. 121  
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ATTN: Director

Air Resources Board  
P.O. Box 2815  
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ATTN: Anne Geraghty

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

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Sacramento, CA 95805

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

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

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

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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  
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Sacramento, CA 95813  
ATTN: Paul Olmstead

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ATTN: Ken DeCrescenzo

PGandE  
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Sacramento, CA 95826  
ATTN: Keith Lamb

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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

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

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ATTN: Manager  
1607 K Arden Way  
Sacramento, CA 95815

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School District  
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Sacramento, CA 95814  
ATTN: Walt Parsons

Local Environmental Health  
Program  
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Berkeley, CA 94704  
ATTN: Lerome S. Lukas

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Sacramento, CA 95805

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



IASC  
211 Royale Road  
Sacramento, CA 95815  
ATTN: Bob Holmes

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

Golden Empire Health  
Planning Center  
100 21st Street  
Sacramento, CA 95818  
ATTN: Janis Heple

ACTO  
100 Capitol Mall, Ste. 1210  
Sacramento, CA 95814  
ATTN: John Roberts III

EOS  
ATTN: Mike Eaton  
19 12th Street  
Sacramento, CA 95814

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

California Native Plant  
Society  
ATTN: Lorraine Van Kekeriz  
101 62nd Street  
Sacramento, CA 95820

RA  
P.O. Box 19496  
Sacramento, CA 95819

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

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

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

Sierra Club  
ATTN: Vickie Lee  
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Sacramento, CA 95818

Transportation Coalition  
ATTN: Steve Sanders  
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Sacramento, CA 95814

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

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

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

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

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

McClatchy Library  
2122 22nd Street  
Sacramento, CA 95822  
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North Sacramento Branch  
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492 Arden Way  
Sacramento, CA 95815  
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Sacramento Bee  
P.O. Box 15779  
Sacramento, CA 95813  
ATTN: City Desk

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

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

Sacramento Union  
301 Capitol Mall  
Sacramento, CA 95812  
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Vice President-Manager  
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C/O The Incredible Edible  
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John Riley  
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Transportation  
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David McKay  
Sutter General Hospital  
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Steve Mulhern  
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Michael Kilpatrick  
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Tina Thomas, Attorney  
801 12th Street, #500  
Sacramento, CA 95814

1:1320



# ATTACHMENT A

**29TH 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	Proposed Square Footage by Use				Total	Proposed Parking Spaces
		Retail	Medical Office	Office	Residential		
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, interior 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