

**City Planning Commission
Sacramento, California**

Members in Session:

Subject: Draft Environmental Impact Report for the River Tower Project (P89-189)

Location: Northeast Corner of 12th and "I" Street

Summary:

This is an informational staff report on the draft Environmental Impact Report (EIR) for the proposed River Tower project located at the northeast corner of 12th and "I" Streets in the Central City Community Plan area (Exhibit 1). The proposed project consists of a 34 story high-rise building including over 500,000 square feet of office space, 10,000 square feet of ground floor retail space, and 827 parking spaces. The purpose of this hearing is to accept public testimony on the draft EIR.

Background Information

A five story office building was previously located on the project site; however, this building was removed in the winter of 1990 and the site is currently vacant. The project proponent submitted the original application for the River Tower building in 1989, and a revised application was submitted in 1990. The draft EIR has been prepared and is currently being circulated for a 45 day public review period. On June 28, 1991, a copy of the draft EIR for the River Tower project was distributed to all members of the Planning Commission.

The proposed project will be 34 stories and approximately 460 feet in height. This project includes 505,605 square feet of office space, a 3,000 square foot lobby, 10,000 square feet of retail space, and 827 parking spaces (Exhibit 2). The applicants for this project are requesting approval of a General Plan Amendment, Community Plan Amendment, Rezone, Major Project Specific Permit, Special Permit, and a Lot Line Merger.

The 45 day review period for the draft EIR began on June 28, 1991 and will end on August 12, 1991 at 5:00 p.m. The City's environmental procedures require that a public hearing be held before the Planning Commission to receive comments on the draft EIR. Staff will use testimony received at the hearing and written comments received during the review period to prepare the final

EIR.

Contents of the Draft EIR

Avoidable Significant Impacts of the Proposed Project: The significant adverse impacts of the project that can be mitigated below a level of significance fall under the following environmental categories: 1) transportation, 2) noise, 3) microwave/radar transmission, 4) soils/geology, and 5) cultural resources.

Unavoidable Significant Impacts of the Proposed Project: The significant adverse impacts of the project that cannot be mitigated below a level of significance include: 1) air quality and 2) urban design/visual quality.

Avoidable Cumulative Impacts: The significant adverse cumulative impacts that can be mitigated below a level of significance include: 1) sewer/storm drainage, 2) solid waste, and 3) microwave/radar transmission.

Unavoidable Cumulative Impacts: The significant adverse cumulative impacts that cannot be mitigated to a level of insignificance include: 1) transportation, and 2) air quality.

Alternative Analysis: In addition to the proposed project, the draft EIR analyzed the following five alternatives:

- A. Reduced Parking - This alternative consists of a 31 story office building, approximately 364 feet in height, with parking provided for 258 vehicles on two levels. The parking in this alternative is approximately 70% less than that of the proposed project. An extensive Transportation Management Program would be required to reduce the parking provided to 258 spaces. This program would include measures such as carpool/vanpool parking only, an on-site vanpool program, shower facilities (8) and lockers (80), a 100 percent mass transit subsidy, and a child day care center.
- B. No Project: The No-Project alternative assumes that a project would not be constructed on the site and that the site would remain vacant.
- C. Buildout Pursuant to Zone: This alternative consists of a 75,000 square foot office building with 188 parking spaces. This building would be similar to the office structure that previously occupied the site. Development under this alternative would be consistent with the existing C-2 zoning with approval of a Special Permit.
- D. Reduced Intensity (A): This alternative consists of a 147,600

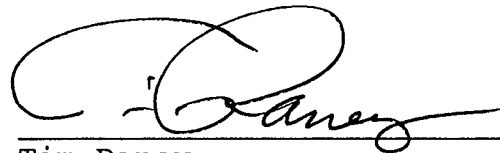
square foot building with 213 parking spaces. This alternative represents a 71 percent reduction in office area and a 74 percent reduction in parking spaces from the proposed project.

- E. Reduced Intensity (B): This alternative consists of a 300,000 square foot building with 467 parking spaces. This alternative represents a 41 percent reduction in office area and a 44 percent reduction in parking spaces from the proposed project.

Recommendation

Staff recommends that the Planning Commission accept public testimony on the draft EIR and direct staff to respond to comments in the final EIR. No action on the part of the Planning Commission is required.

Recommendation Approved By:



Tim Raney
Environmental Planner
Environmental Services Division