



29

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

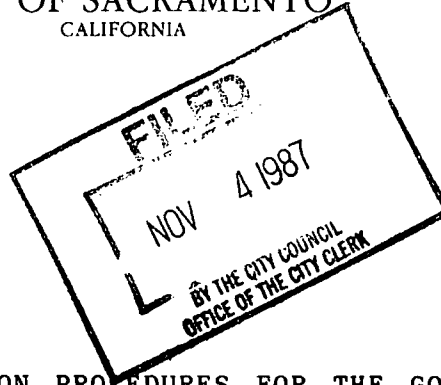
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 28, 1987

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CONSULTANT SELECTION PROCEDURES FOR THE GOLDEN STATE TOWER AND CALIFORNIA CAPITOL CENTER OFFICE PROJECTS EIR (P87-143 AND P87-148)



BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUMMARY

The City Council, on June 16, 1987, determined that all office projects of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but also outside the C-3 Central Business District Zone must have a cumulative Environmental Impact Report prepared. The area affected by this determination is bounded by 3rd, 10th, Q and S Streets and is commonly referred to as the "R Street Corridor."

The City Planning Division recently received two major office applications within the R Street Corridor. The proposed Golden State Tower is 377,550 square feet, 25 stories high, and located between 7th and 8th Streets on the south side of Q Street. The proposed California Capitol Center is 1.5 million square feet, three buildings ranging to 28 stories high, located on the site bounded by 3rd, Q, 5th and R Streets. Both proposals are projects pursuant to CEQA and have individual and cumulative potential significant environmental impacts. Staff proposes the preparation of one EIR to address the potential environmental impacts.

The Planning Division proposes that the selection committee consisting of one City Planning Commissioner, a Public Works staff person, and Planning's Environmental Coordinator select a consultant to prepare the EIR. Staff believes that the proposed composition of the committee will provide a variety of knowledge and experience to select a qualified and capable consultant.

The City Council action of June 16, 1987 additionally directed staff to prepare a housing study to determine the feasibility of housing within the R Street Corridor. This housing study is being conducted separate from but parallel to the EIR preparation. Staff expects to circulate the Request for Proposals for the study during the week of November 2, 1987. The Planning Division expects to utilize a consultant selection process similar to that outlined above, with the selection committee being composed of one representative from the Planning Division, a staff person from the Sacramento Housing and Redevelopment Agency, and a representative of the Capitol Area Development Authority.

Also attached for the City Council's information is the Notice of Preparation for the EIR and the staff report to the Planning Commission regarding the proposed consultant selection committee.

RECOMMENDATION

This report is for the City Council's information only and does not require any action.

Respectfully submitted,


per Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

P87-143
P87-418

District No. 1
November 4, 1987

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5301 SOUTH DICKENS STREET
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 19, 1987

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

MEMORANDUM

TO: Interested Persons

FROM: Robert D. Klousner *BK*

SUBJECT: NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR GOLDEN STATE TOWER (P87-143) AND CALIFORNIA CAPITOL CENTER (P87-418)

The Sacramento City Planning Division is the lead agency for the preparation of an Environmental Impact Report (EIR) for the construction of two major office complexes along Q and R Streets between 3rd and 8th Streets in the Central City area of Sacramento. Additionally, the EIR will address impacts originating from conversion of existing uses to intensive office use in a 24 block area of the City bounded by Interstate 5, 10th Street, P Street, and S Street.

Two major office complexes are proposed along the R Street Corridor in Sacramento. Golden State Tower consists of 377,550 sq.ft. of office space in a 25-story building, including 13,500 sq.ft. of retail space and parking for 640 vehicles. The proposed project is sited on 1.0+ acres. California Capitol Center is proposed to include 1.5 million sq.ft. of office space in three buildings ranging to 31 stories in height. The proposal also includes a 250 room hotel, 40,000 sq.ft. of ancillary retail space and parking for approximately 2,500 vehicles. The project is to be sited on a 244,800+ sq.ft. parcel. Preliminary site plans for the projects are attached as Exhibit B.

City Planning staff has prepared an outline addressing the scope and content of the EIR (see Exhibit C). Should you feel that any additional topics should be addressed in the EIR, please contact Robert Klousner or Clif Carstens. Please respond as quickly as possible, but no later than 5:00 p.m., November 16, 1987. Comments may be addressed to the Planning Division, Environmental Section at 1231 I Street, Room 300, Sacramento, California, 95814, (916) 449-2037.

A consultant for the preparation of the EIR has not yet been selected. The chosen consultant may contact you regarding your comments and any assistance you can provide will be appreciated by the City.

City staff anticipates that the Draft EIR will be circulated for public review in March 1988. Please contact me if you have any questions concerning this matter.

Attachments
RDK:jg

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL FORM

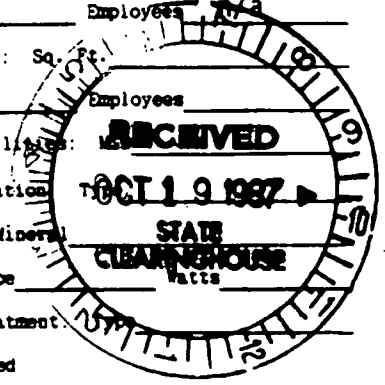
SCH #

29

1. Project Title: Golden State Tower/California Capitol Center EIR
 2. Lead Agency: City of Sacramento Planning Division Contact Person: Bob Klousner
 3a. Street Address: 1231 I Street, Suite 300 3b. City: Sacramento
 3c. County: Sacramento 3d. Zip: 95814 3e. Phone: (916) 449-2037
 PROJECT LOCATION 4. County: Sacramento 4a. City/Community: Sacramento
 4b. Assessor's Parcel No. _____ 4c. Section _____ Twp. _____ Range _____
 5a. Cross Streets: R, Q, 3rd - 8th Streets 5b. For Rural, Nearest Community: _____

6. Within 2 miles: a. State Hwy # I-5, Bus.80 b. Air-ports --- c. Rail-ways S.P. RR d. Water-ways Sacramento River

7. DOCUMENT TYPE	8. LOCAL ACTION TYPE	9. DEVELOPMENT TYPE
<u>CEQA</u>	01. <u>General Plan Update</u>	01. Residential: Units _____ Acres _____
01. <input checked="" type="checkbox"/> <u>NOP</u>	02. <u>New Element</u>	02. <input checked="" type="checkbox"/> <u>Office: Sq. Ft. 1.9 million</u>
02. <u>Early Cons</u>	03. <u>General Plan Amendment</u>	Acres <u>6.6</u> Employees <u>n/a</u>
03. <u>Neg Dec</u>	04. <u>Master Plan</u>	03. <input checked="" type="checkbox"/> <u>Shopping/Commercial: Sq. Ft. 53,500</u>
04. <u>Draft EIR</u>	05. <u>Annexation</u>	Acres <u>6.6</u> Employees <u>n/a</u>
05. <u>Supplement/ Subsequent EIR (Prior SCH No.: _____)</u>	06. <u>Specific Plan</u>	04. <u>Industrial: Sq. Ft. _____</u>
	07. <u>Community Plan</u>	Acres _____ Employees _____
	08. <u>Redevelopment</u>	05. <u>Water Facility: _____</u>
	09. <u>Rezone</u>	06. <u>Transportation _____</u>
09. <u>NOI</u>	10. <u>Land Division (Subdivision, Parcel Map, Tract Map, etc.)</u>	07. <u>Mining: Mineral _____</u>
11. <u>Draft EIS</u>	11. <input checked="" type="checkbox"/> <u>Use Permit</u>	08. <u>Power: Type _____</u>
10. <u>PONSI</u>	12. <u>Waste Mgmt Plan</u>	09. <u>Waste Treatment _____</u>
12. <u>EA</u>	13. <u>Cancel Ag Preserve</u>	10. <u>OCS Related _____</u>
	14. <input checked="" type="checkbox"/> <u>Other <u>lot line merger</u></u>	11. <input checked="" type="checkbox"/> <u>Other: <u>Hotel - 250 rooms</u></u>
	14. <input checked="" type="checkbox"/> <u>Other <u>street abandonment</u></u>	
	14. <input checked="" type="checkbox"/> <u>Other <u>variance for off-site parking</u></u>	
10. TOTAL ACRES: _____	11. TOTAL JOBS CREATED: _____	



12. PROJECT ISSUES DISCUSSED IN DOCUMENT	15. <u>Septic Systems</u>	23. <u>Water Quality</u>
01. <input checked="" type="checkbox"/> <u>Aesthetic/Visual</u>	08. <u>Flooding/Drainage</u>	24. <input checked="" type="checkbox"/> <u>Water Supply</u>
02. <u>Agricultural Land</u>	09. <u>Geologic/Seismic</u>	25. <u>Wetland/Riparian</u>
03. <input checked="" type="checkbox"/> <u>Air Quality</u>	10. <input checked="" type="checkbox"/> <u>Jobs/Housing Balance</u>	26. <u>Wildlife</u>
04. <u>Archaeological/Historical</u>	11. <u>Minerals</u>	27. <input checked="" type="checkbox"/> <u>Growth Inducing</u>
05. <u>Coastal Zone</u>	12. <input checked="" type="checkbox"/> <u>Noise</u>	28. <u>Incompatible Landuse</u>
06. <input checked="" type="checkbox"/> <u>Economic</u>	13. <input checked="" type="checkbox"/> <u>Public Services</u>	29. <input checked="" type="checkbox"/> <u>Cumulative Effects</u>
07. <u>Fire Hazard</u>	14. <u>Schools</u>	30. <u>Other _____</u>
13. FUNDING (approx) Federal \$ _____ State \$ _____ Total \$ _____		

14. PRESENT LAND USE AND ZONING: Both sites are currently zoned Heavy Commercial (C-4). Existing uses on the sites include surface parking lots and warehousing.

15. PROJECT DESCRIPTION: Construction of 2 office complexes:
 GOLDEN STATE TOWER: 377,550 sq.ft. office space, 13,500 sq.ft. retail, 1.0± acre site area, parking for 640 vehicles.
 CALIFORNIA CAPITOL CENTER: 1.5 million sq.ft. office space, 40,000 sq.ft. retail, 5.6± acre site area, parking for 2,500 vehicles

16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: [Signature] DATE: 10/14/87

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

David M. Shore
Council Member District 1
Sacramento City Council 003
915 I Street, Room 205
Sacramento CA 95814-

Commission Members
Sacramento City Planning Commission
1231 I Street, Room 200 021
Sacramento CA 95814-

Walter J. Slipe
City Manager
City of Sacramento
915 I Street, Rm 109 071
sacramento CA 95814-

David Martinez
Deputy City Manager
City of Sacramento
915 I Street, Rm 109 072
Sacramento CA 95814-

Mel Johnson
Director
Sacto City Public Works Department
915 I Street, Rm 207 073
Sacramento CA 95814-

Les Frink
Deputy Director
Sacto City Public Works Department
915 I Street, Rm 207 074
Sacramento CA 95814-

Tom Finley
Engineering Division Manager
Sacto City Public Works Department
927 10th Street 075
Sacramento CA 95814-

Reginald Young
Deputy Director
Sacto City Public Works Department
915 I Street, Rm 207 076
Sacramento CA 95814-

Bob Lee
Traffic Engineer
Sacto City Traffic Division
915 I Street, Room 304 078
Sacramento CA 95814-

Walt Ueda
Deputy Director
Sacto City Parks and Comm. Service
1231 I Street, Rm 401 079
Sacramento CA 95814-

Bill Edgar
Executive Director
Sacto. Housing & Redevel. Agency
630 I Street 084
Sacramento CA 95814-

James P. Jackson
City Attorney
Sacto City Attorney's Office
812 10th Street, Room 201 085
Sacramento CA 95814-

Ted Kobey
Assistant City Attorney
Sacto City Attorney's Office
812 10th Street, Room 201 086
Sacramento CA 95814-

Ray Charles
Fire Chief
Sacto City Fire Department
1231 I Street, Room 401 087
Sacramento CA 95814-

Jim Barclay
Community Resources Section
Sacto City Police Department
813 6th Street 089
Sacramento CA 95814-

Richard Killian
Director
Sacto City Public Library System
1010 8th Street 090
Sacramento CA 95823-

Christine Olson
Public Information Officer
Sacto City Manager's Office
915 I Street, Room 109 091
Sacramento CA 95814-

Mark Morgan
Parking Manager
Sacto City Parking Division
1023 J Street 094
Sacramento CA 95814-

Sacto County Planning Department
827 7th Street, Rm 230 102
Sacramento CA 95814-
ATTN: Susan Zeigler

Sacto County Planning Department
827 7th Street, Rm 101 103
Sacramento CA 95814-
ATTN: Al Freitas

Sacto County Planning Department
827 7th Street, Rm 101 103
Sacramento CA 95814-
ATTN: Al Freitas

Sacramento County Public Works
827 7th Street, Room 304 105
Sacramento CA 95814-
ATTN: Douglas M. Fraleigh

Sacto County Water Quality Division
9660 Ecology Lane 108
Sacramento CA 95827-
ATTN: Butch Hodgekins

Sacto County Department of Airports
6900 Airport Boulevard 115
Sacramento CA 95837-
ATTN: Larry Kozub

Sacto County APCD
9323 Tech Center Drive, #800 120
Sacramento CA 95827-
ATTN: Gary Glissmeyer

Office of Planning and Research
1400 10th Street, Room 121 133
Sacramento CA 95814-
ATTN: Keith Lee

CA Air Resources Board
P.O. Box 2815 135
Sacramento CA 95812-
ATTN: Anne Geraghty

Native American Heritage Commission
915 Capitol Mall, Room 288 138
Sacramento CA 95814-
ATTN: Executive Secretary

CA Department of General Services
400 P St., Suite 3460 147
Sacramento CA 95814-
ATTN: James R. Hargrove

CA Office of the State Architect
1500 5th Street, Second Floor 151
Sacramento CA 95814-
ATTN: State Architect

CA Department of Transportation
PO Box 942873 153
Sacramento CA 95273-
ATTN: Sandy Hesnard

Local Environmental Health Program
2151 Berkeley Way #613 154
Berkeley CA 94704-
ATTN: Lerome S. Lukas

CA Department of Transportation
District 3, P.O. Box 911 155
Marysville CA 95901-
ATTN: Brian Smith

Federal Highway Administration
P.O. Box 1915 175
Sacramento CA 95814-
ATTN: Michael Cook

Federal Aviation Administration
5839 22nd Street 177
Rio Linda CA 95673-
ATTN:

Federal Aviation Administration
831 Mitten Road 188
Burlingame CA 94010-
ATTN: Michael Mavrakis

SACOG
106 K Street, Suite 200 205
Sacramento CA 95814-
ATTN: James E. Williams

Airport Land Use Commission
106 K Street, Suite 200 206
Sacramento CA 95814-
ATTN: Peter Hill

Capitol Area Development Authority
1230 N Street, Suite 200 207
Sacramento CA 95814-
ATTN: Paul Schmidt

Regional Transit
P.O. Box 2110 211
Sacramento CA 95810-
ATTN: Ken DeCrescenzo

29

Regional Transit P.O. Box 2110 Sacramento CA 95810- ATTN: Ken DeCrescenzo	211	Sacramento Downtown Association ATTN: Howard Evanson 200 P Street Ste D-21 Sacramento CA 95814-	220
Downtown Plaza Association ATTN: Dennis M. Smith 596 Downtown Plaza Sacramento CA 95814-	221	Sacramento Old City Association ATTN: David Mogavero P.O. Box 1022 Sacramento CA 95805-	225
Downtown Neighborhood Association ATTN: Christy Marks 2009 15th Street Sacramento CA 95818-	233	Capitol Bicycle Commission ATTN: Pete Baldrige 4231 Moss Dr Sacramento CA 95814-	236
SMUD P.O. Box 15830 Sacramento CA 95813- ATTN: Paul Olmstead	255	PGandE P.O. Box 7444 Sacramento CA 95826- ATTN: Keith Lamb	256
Pacific Bell 2700 Watt Avenue, Room 2135 Sacramento CA 95821- ATTN:	257	Union Pacific Railroad 555 Capitol Mall, Suite 490 Sacramento CA 95814- ATTN: J.R. Sumner	262
Sacramento City Unified School Dis. 1619 N Street Sacramento CA 95814- ATTN: Walt Parsons	275	Sacto. Metro. Chamber of Commerce P.O. Box 1017 Sacramento CA 95805- ATTN: Mike Seward	288
SACTO 300 Capitol Mall, Suite 1210 Sacramento CA 95814- ATTN: John Roberts III	289	BIASC 3780 Rosin Ct, Suite 290 Sacramento CA 95834- ATTN: Dwight Hansen	290
Building & Construction Trades 2245 Florin Road Sacramento CA 95822- ATTN: Al Caples	291	Sacramento Board of Realtors P.O. Box 160446 Sacramento CA 95816- ATTN: Collette Johnson	292
Sacramento Apartment Association 1330 21st Street, Suite 104 Sacramento CA 95814- ATTN: Betty Gwiazdon	293	ECOS ATTN: Mike Eaton 1823 11th Street Sacramento CA 95814-	305
Lung Association ATTN: Jane Hagedorn 909 12th Street Sacramento CA 95814-	306	Sacramento Audubon Society ATTN: Alta Tura 4633 Q Street Sacramento CA 95819-	307

Sacramento Audubon Society
ATTN: Alta Tura
4633 Q Street
Sacramento CA 95819-

307

29
Modern Transit Society
ATTN: Kathy Thompson
1402 O Street, Suite C
Sacramento CA 95814-

308

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

310

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

312

League of Women Voters
ATTN: Trudy Schafer
2206 K Street, Suite 2
Sacramento CA 95814-

317

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

352

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

353

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

354

Neighbors Section
ATTN: Brian Willoughby
10 Fullerton Court
Sacramento CA 95825-

356

Sacto City Traffic Division
915 I Street, Room 200
Sacramento CA 95814-
ATTN: Marilyn Kuntemeyer

SRI International
333 Ravenswood Avenue, G-267
Menlo Park CA 94025-
ATTN: Ralph Brown

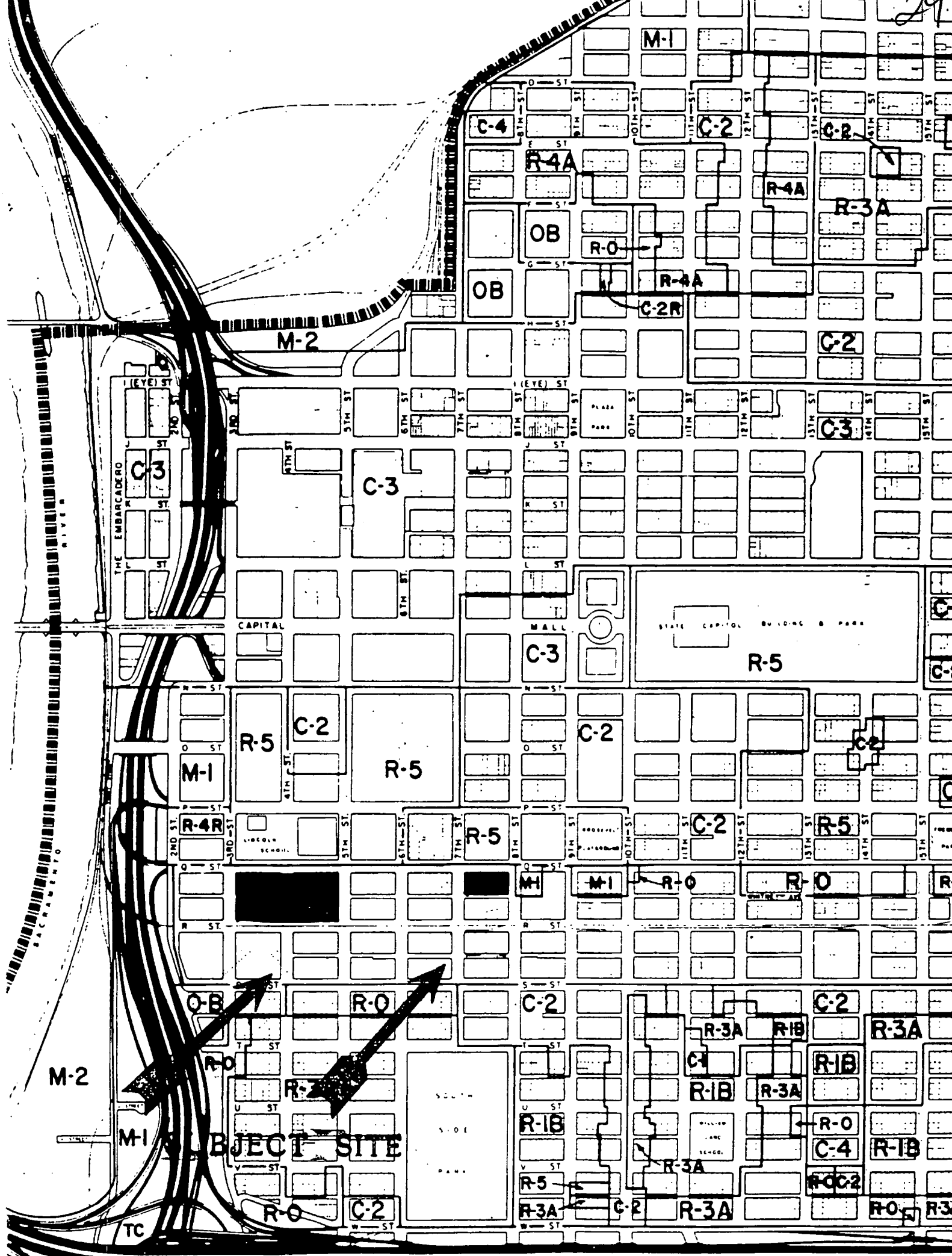
National Weather Service
1416 9th Street, Room 1641
Sacramento CA 95814-
ATTN: Roger Pappas

RJB Interests
P.O. Box 2555367
Sacramento, CA 95865-5367

JB Company
P.O. Box 2555367
Sacramento, CA 95865-5367

Mr. Walter Rohrer
Carissimi Rohrer Associates
1515 River Park Dr., Suite 200
Sacramento, CA 95815

Mr. Nick Loukianoff
Union Pacific Realty, Co.
Ordway Building, Suite 901
One Kaiser Plaza
Oakland, CA 94612



SUBJECT SITE

M-2

M-1

TC

M-1

C-4

C-2

C-2

R-4A

R-4A

R-3A

OB

R-0

R-4A

OB

C-2R

M-2

C-2

C-3

C-3

C-3

CAPITAL

MALL

STATE CAPITOL BUILDING & PARK

R-5

R-5

C-2

R-5

C-2

M-1

R-4R

R-5

C-2

R-5

M-1

M-1

R-0

R-0

R-0

O-B

R-0

C-2

R-3A

R-1B

R-3A

R-0

R-0

C-4

R-1B

R-1B

R-1B

R-3A

R-0

R-0

C-2

R-1B

R-3A

R-0

C-4

R-1B

R-0

C-2

R-5

R-3A

C-2

R-3A

R-0

R-0

C-2

R-3A

C-2

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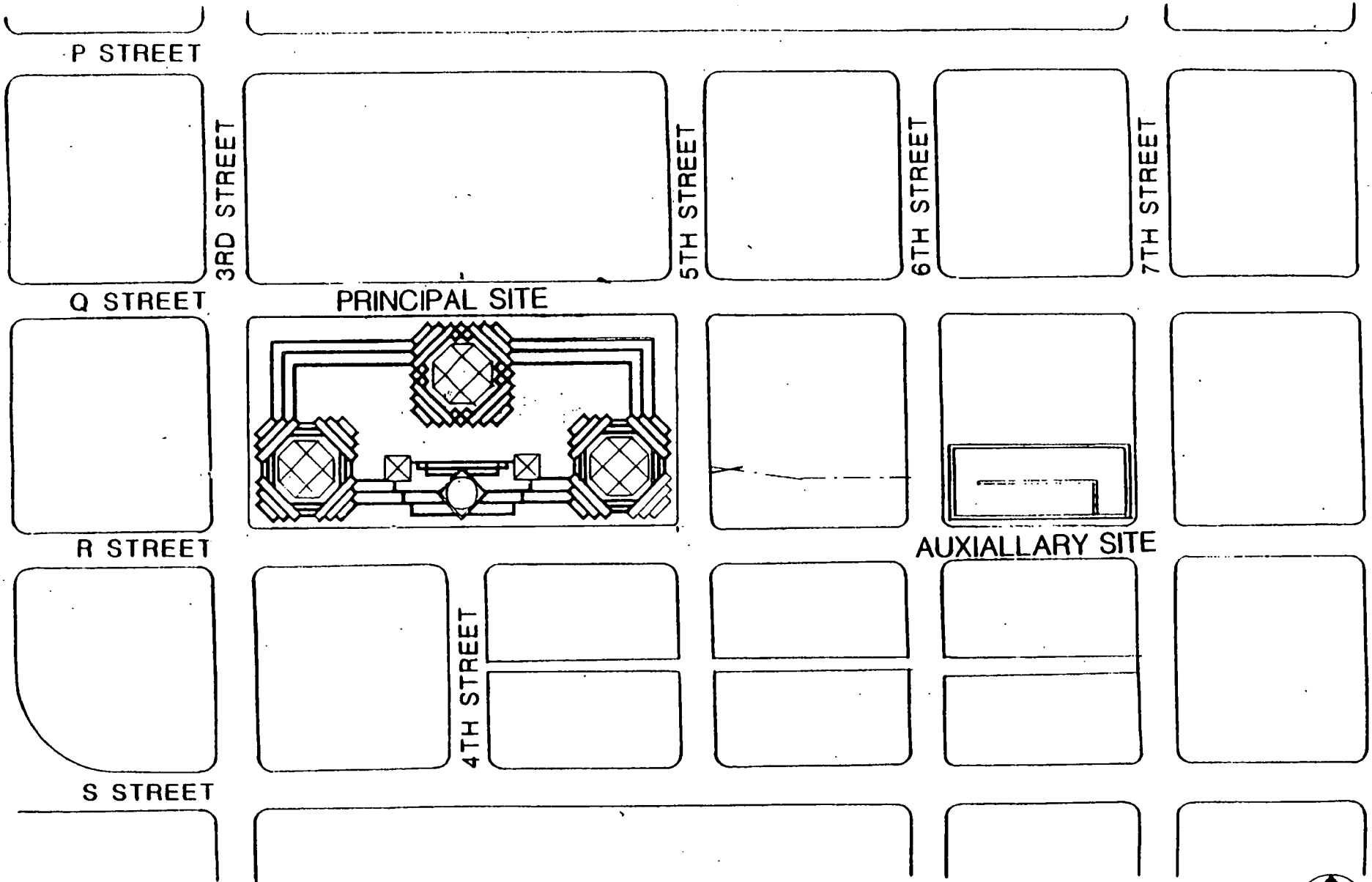
R-0

R-3A

R-0

SCHEME D

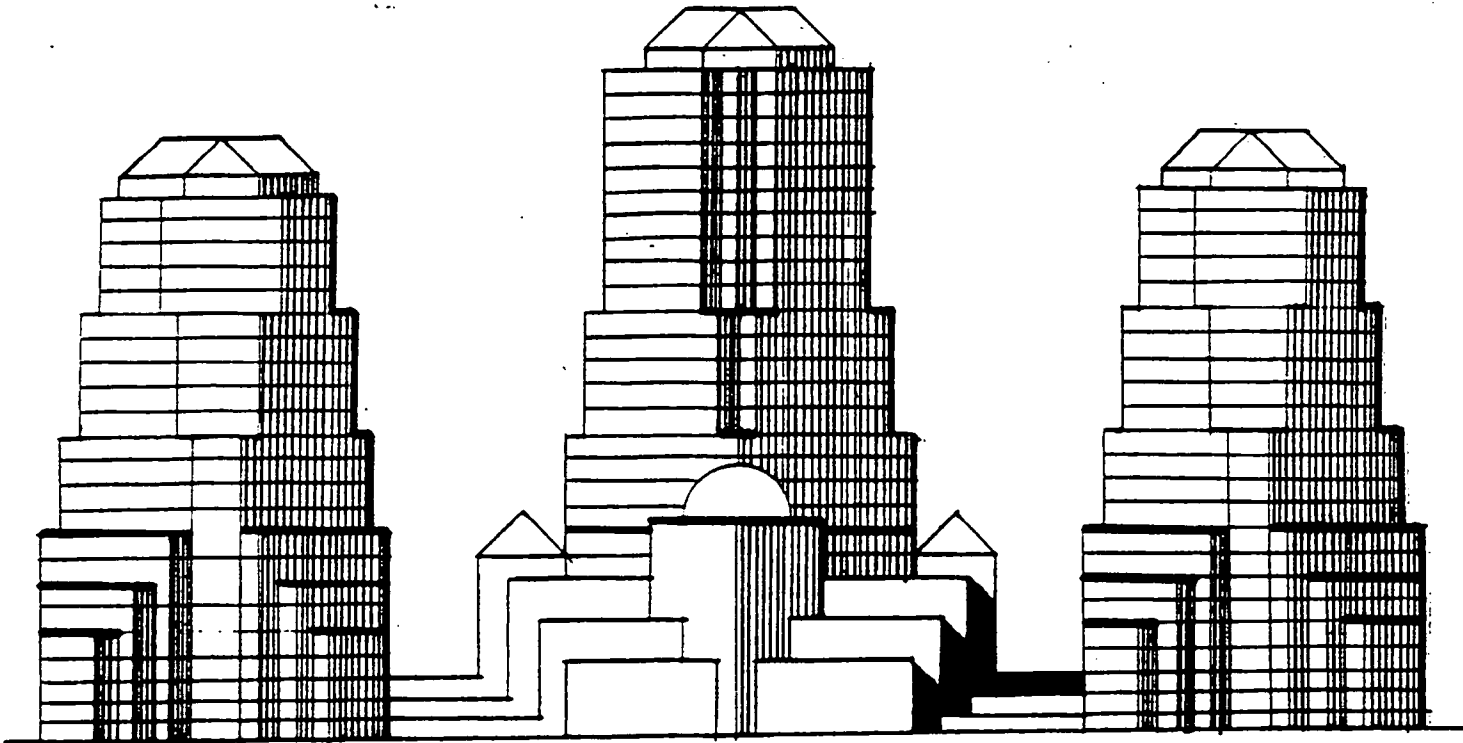
SITE



DOWNTOWN SACRAMENTO



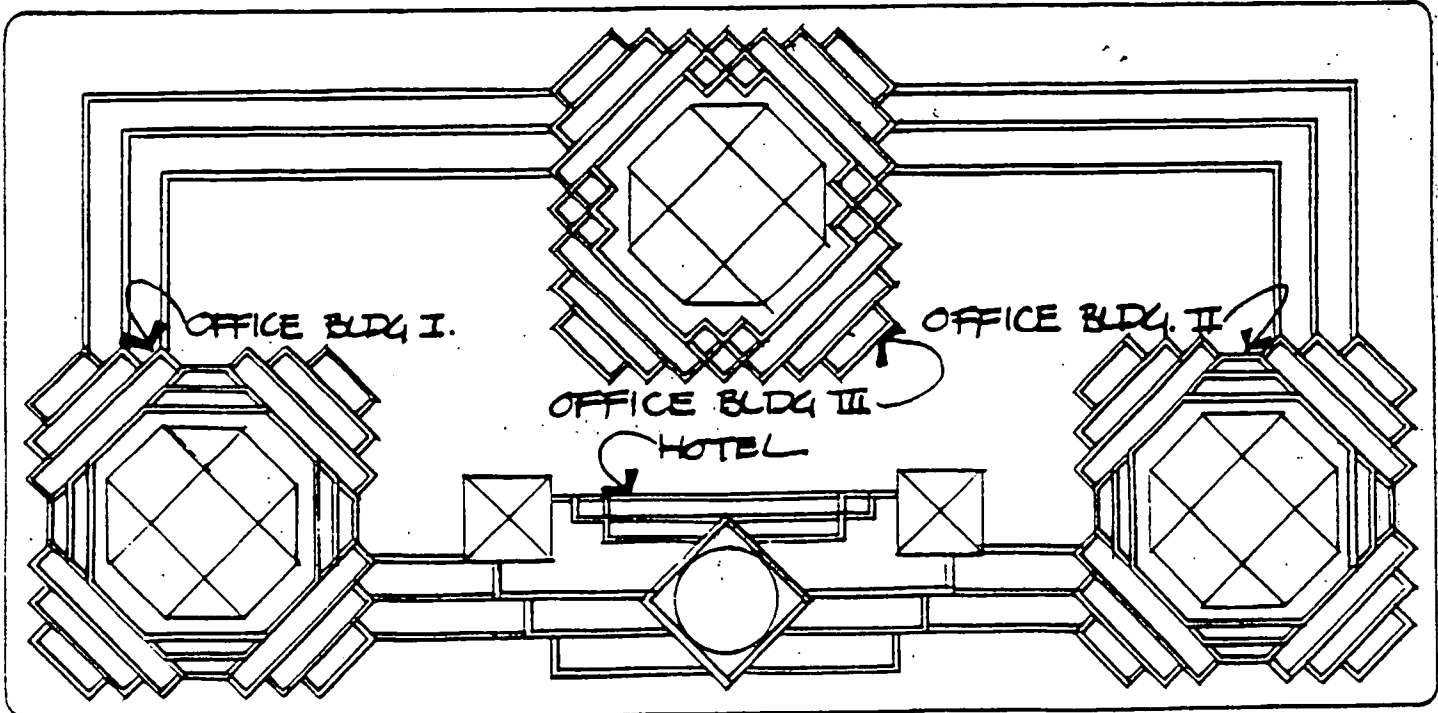
SCHEME D CONCEPT



R. ST. ELEVATION

Q STREET

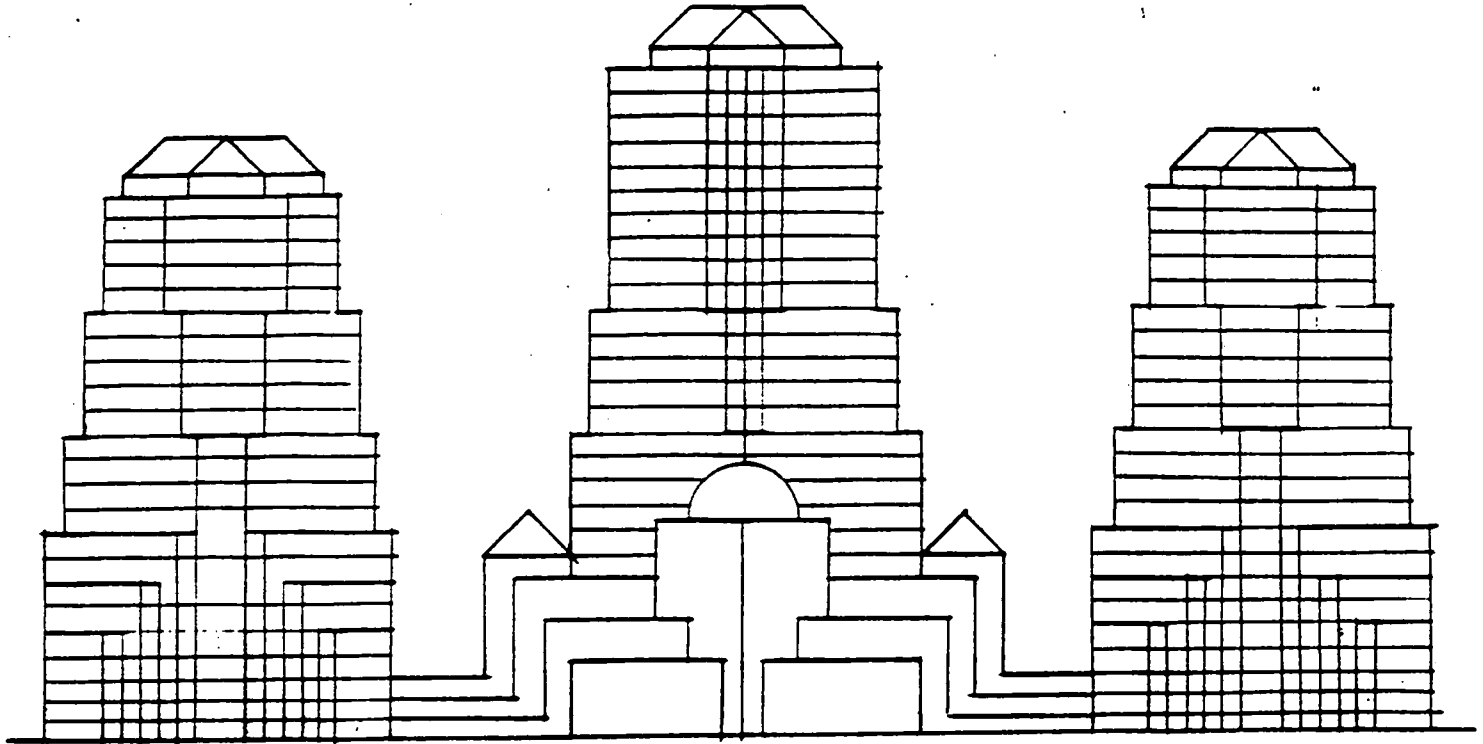
3RD STREET



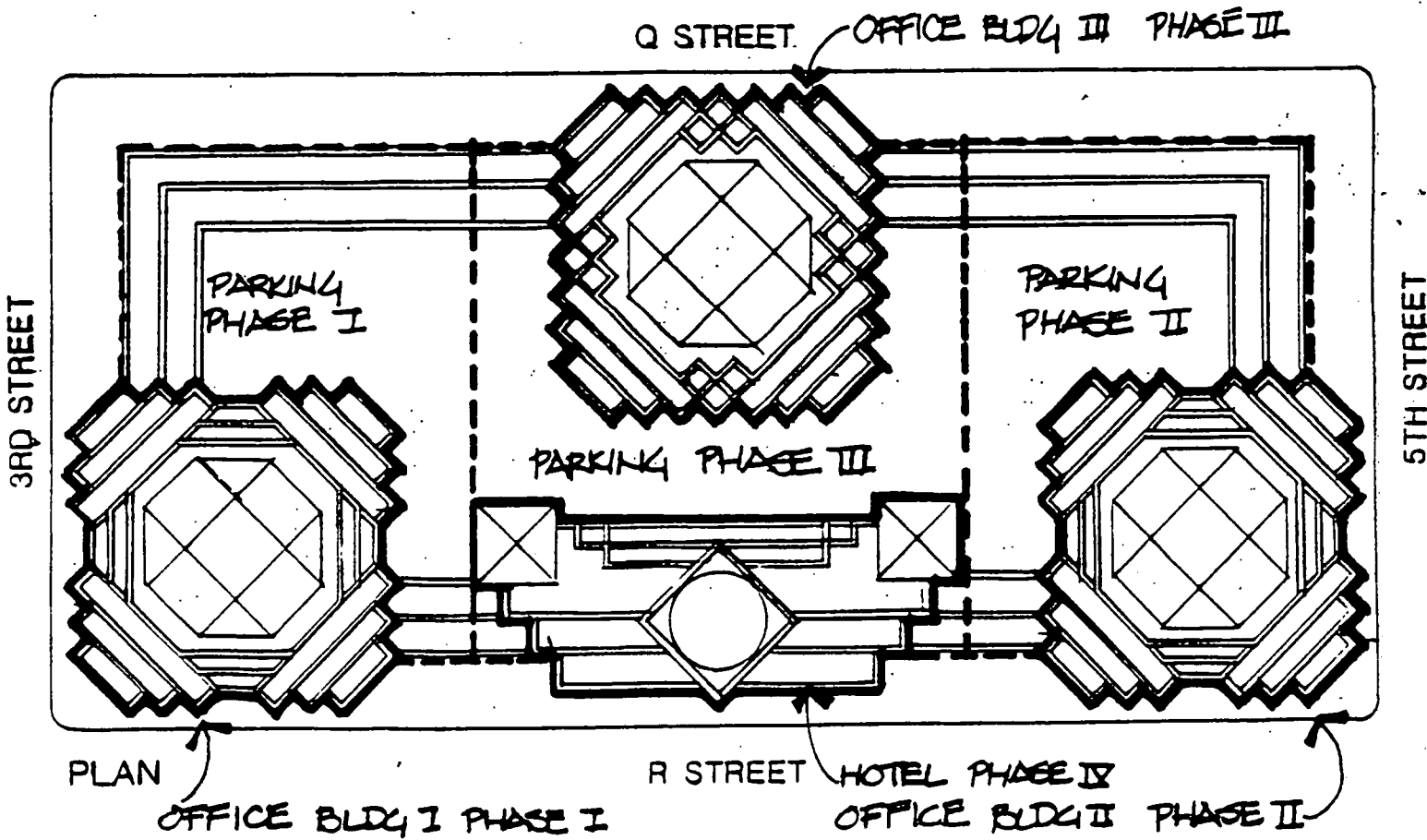
PLAN

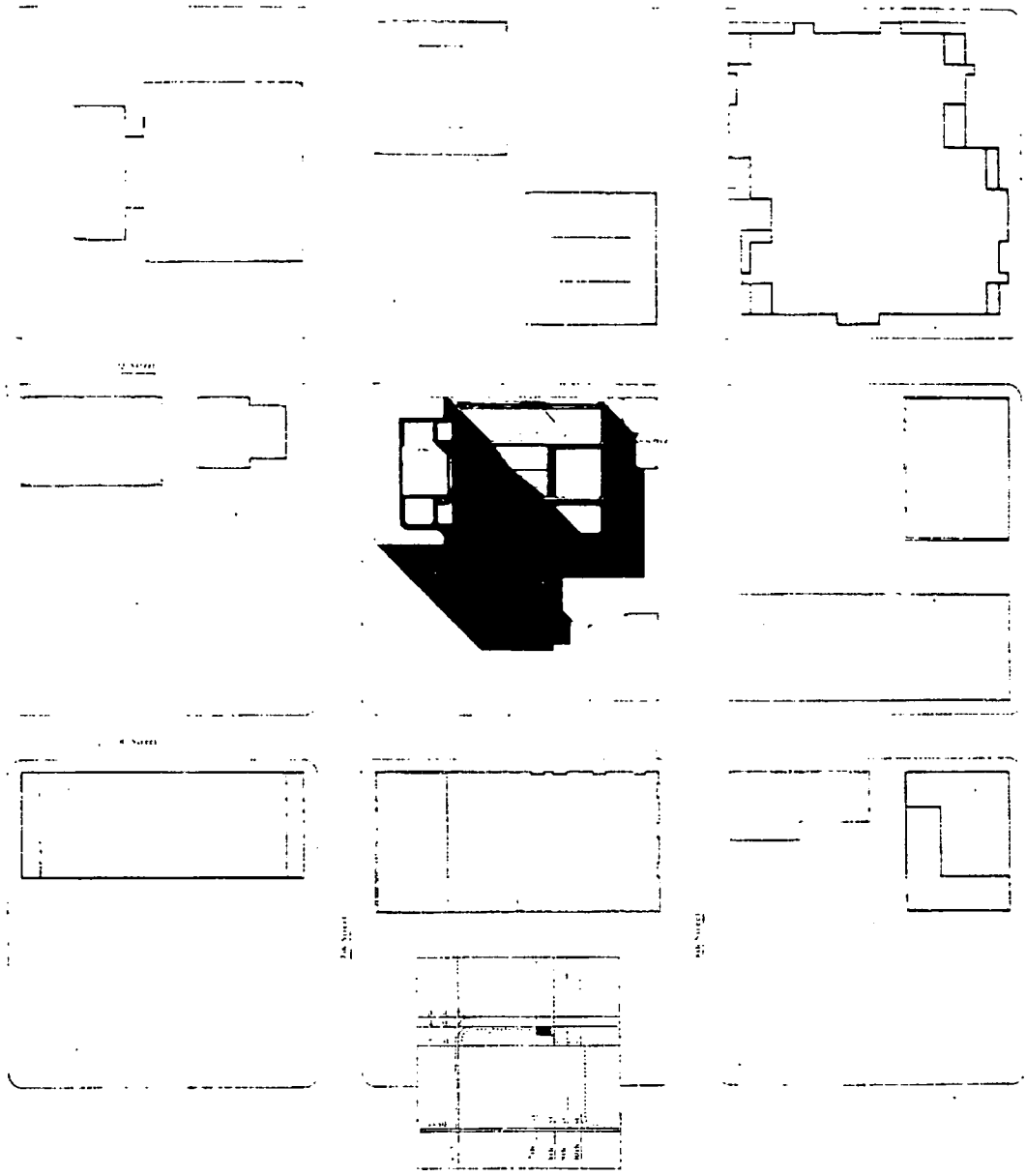
R STREET

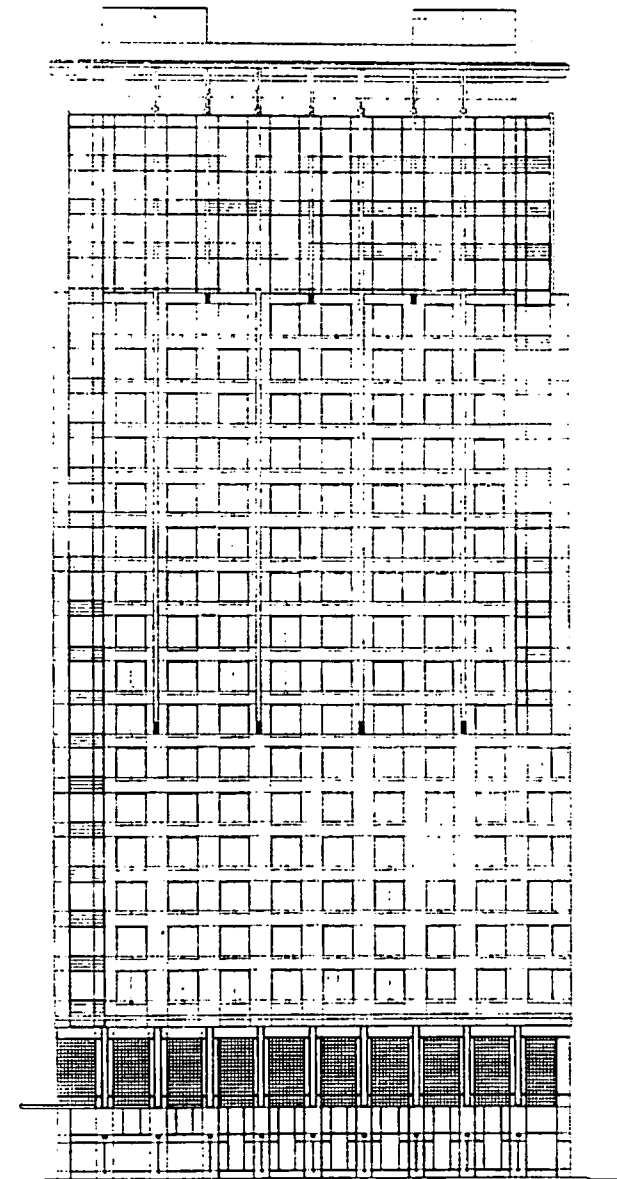
SCHEME D PHASING



R ST. ELEVATION





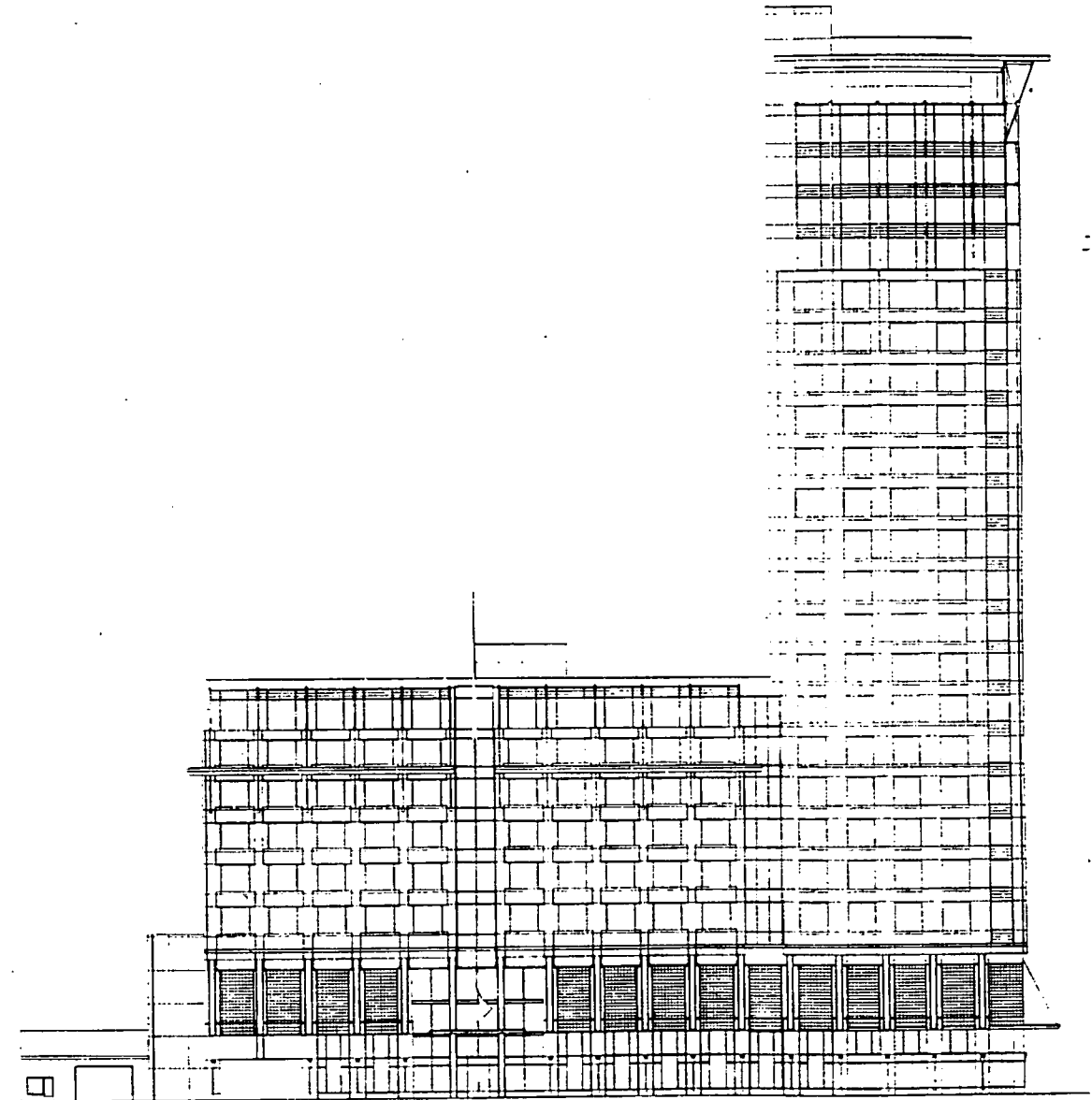


WEST ELEVATION

SKIDMORE OWINGS & MERRILL
CARISSIMI & ROHRER ARCHITECTS

THE GOLDEN STATE TOWER

RIB INTERESTS
16 MARCH 1987



north elevation

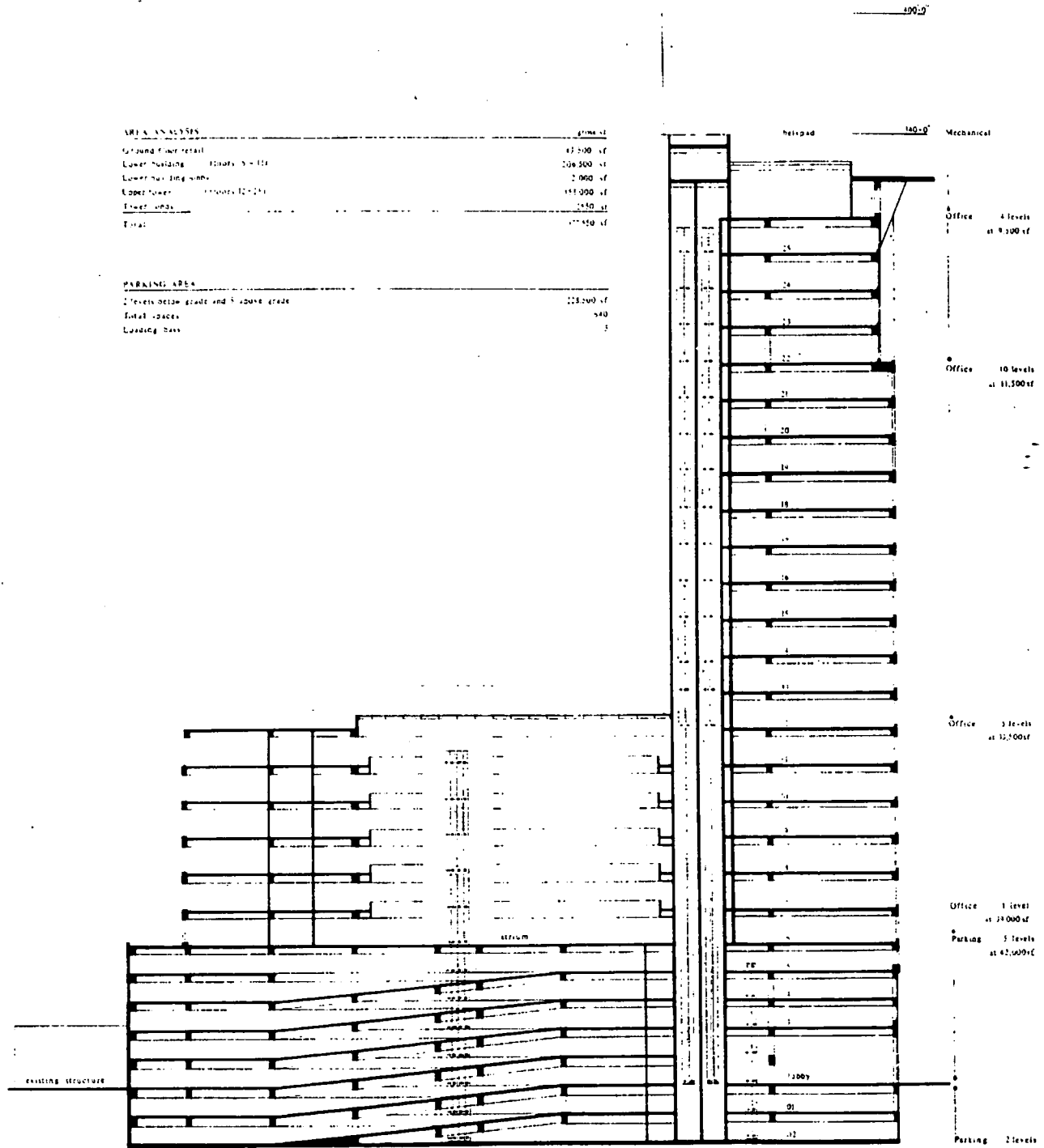
SKIDMORE OWINGS & MERRILL
(CARISSIMI & ROHRER ARCHITECTS)

THE GOLDEN STATE TOWER

RIB INTERESTS
16 MARCH 1967

AREA ANALYSIS	sq. ft.
Ground floor retail	47,500
Lower building (floors 3-12)	206,500
Lower building wings	2,000
Upper tower (floors 12-25)	151,000
Tower core	1,500
Total	408,500

PARKING AREAS	sq. ft.
2 levels below grade and 3 above grade	228,200
Total spaces	940
Loading bays	3



Office 4 levels
at 9,100 sf

Office 10 levels
at 11,500 sf

Office 3 levels
at 12,500 sf

Office 1 level
at 24,000 sf

Parking 5 levels
at 62,000 sf

Parking 2 levels

**OUTLINE AND SCOPE FOR THE
GOLDEN STATE TOWER/CALIFORNIA CAPITOL CENTER
OFFICE BUILDING EIR
(P87-143/P87-418)**

Preface

Summary of why the EIR is being prepared, the purpose of the EIR, and the relationship of the EIR to the planning process.

Project Description

Description of the proposed projects and their characteristics (including site plans and elevations), and a description of the environment in the vicinity of the project sites, as it exists prior to the commencement of the projects. The study area shall be bounded by I-5, 10th Street, P Street and S Street.

Summary of Findings

Discuss all phases of the projects, as outlined in Section 15127 of the CEQA Guidelines.

1. The significant environmental effect of the proposed project.
2. Any significant environmental effects of the proposed project which cannot be avoided if the proposal is implemented.
3. Mitigation measures proposed to minimize the significant effects. Mitigation measures should be developed that can reasonably be expected to reduce significant adverse impacts to less than a significant level. The expected reduction of impacts should be quantified in the text of the report.
4. Alternatives: Evaluate the six alternatives as provided by the City. The purpose of the evaluation of the alternatives is to provide decision-makers with a summary assessment of the comparative effects of each of the alternatives, focusing on the significant, unavoidable impacts, both short and long term, and on mitigation measures to such impacts. The evaluations of the six alternatives shall compare, in a summary form, key impacts such as traffic circulation, visual quality, and fiscal impacts to the City. Provide a summary table containing a comparative evaluation of the impacts and mitigations of each of the alternatives. Complete the comparative evaluation utilizing adopted City policies on an order-of-magnitude basis. The specific alternatives to be evaluated are:
 - A. Existing Conditions;
 - B. Zoning Alternative: Buildout to maximum intensity allowed under current zoning (C-4) without additional land use entitlements (variance, special permit). No more than 25% office conversion, 75 foot height limit;

- C. Golden State Tower: Construction as proposed - 25 stories, 377,550 sq.ft. The zoning alternative will be used as the background in evaluating this alternative;
- D. California Capitol Center: Construction as proposed - 31 stories, 1.5 million sq. ft., 250 room hotel, 40,000 sq.ft. ancillary retail space. The zoning alternative will be used as the development background in evaluating this alternative. In addition, summarily evaluate a 28 story, 1.2 million sq.ft. variant project for all quantitative impact analyses under this alternative;
- E. Golden State Tower and California Capitol Center: In combination, as described above, using the zoning alternative as the development background.
- F. Increased Intensity Alternative: Construction of Golden State Tower and California Capitol Center. Additionally this alternative projects 100 percent conversion of parcels zoned C-4, Heavy Commercial, within the Merged Downtown Sacramento Redevelopment Area to high-rise office use. Development intensities to individual parcels, will assume a conversion factor of 6.5 sq.ft. of office area per one sq.ft. of ground area.

5. The growth-inducing impact of the proposed project.

Environmental Assessment

Each of the following subject areas will be assessed utilizing the zoning alternative scenario as the base. The analysis will be either quantitative or qualitative, as appropriate, for each of the alternatives, and such analysis will identify mitigation measures for all impacts in each scenario.

1. Land Use, Zoning, and Adopted Plans

- A. Review appropriate plans, including the City General Plan, the Central City Community Plan, the combined Downtown Redevelopment Plan, and the Sacramento Urban Design Plan, affecting existing and planned land uses in the area of the proposed projects.
- B. Briefly identify and map projects which are existing, approved, and planned for the project area. This analysis should address the cumulative effects of the following types of projects: existing uses; approved projects; major buildings under construction; planned projects with formal application; known projects; and the proposed projects.

- C. Identify and map the zoning pattern within the boundaries of Interstate 5, 10th Street, P Street, and S Street. Identify those parcels which are not developed with projects identified in Task 1B above.
- D. Briefly describe existing and projected conditions for Central City office development in the City.
- E. Discuss market demand, absorption rates, and vacancy rates for Central City office development and compare to national trends. This information shall be derived from information available from the City, Project Applicant, and commercial real estate firms.
- F. Inventory State office space utilization (owned and leased) in the downtown area with regards to future growth trends.
- G. Forecast public and private demand for office uses in the downtown area for 5 and 10 year future. Present these forecasts as average, high, and low alternatives.
- H. Discuss market demand for hotel rooms in the Central City area. Delineate occupancy rates for the separate classes of hotel rooms. Compare with national trends.
- I. Forecast demand for hotel rooms in the Central City for 5 and 10 year futures. Present these forecasts as average, high, and low alternatives.

2. Population

- A. Briefly describe the existing population in the project 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.

3. Housing

- A. Describe the existing housing stock in the study area and the surrounding residential neighborhoods bounded by I-5, 12th Street, N Street and U Street in terms of condition, tenure, unit type, and vacancy.
- B. Discuss the impact of each of the alternatives on the City's jobs/housing balance. Discuss mitigation measures if needed.

4. Employment

- A. Forecast jobs by job classification generated by the buildout of the zoning alternative. 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 each alternative. Employment densities for different worker classifications, based on estimates of how the project area could develop under each alternative 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 alternatives. All forecasts shall be placed within the context of the regional forecasts identified in the General Plan EIR.

5. 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 the alternatives. 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 alternative 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.
- 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.
- D. Assume the 2010 buildout 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 existing conditions and the 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) 3rd and N Streets
- 2) 3rd and P Streets
- 3) 3rd and Q Streets
- 4) 3rd and S Streets
- 5) 3rd and W Streets
- 6) 3rd and X Streets
- 7) 5th and P Streets
- 8) 5th and Q Streets
- 9) 5th and W Streets
- 10) 5th and X Streets
- 11) 6th and W Streets
- 12) 9th and P Streets
- 13) 9th and Q Streets
- 14) 9th and S Streets
- 15) 9th and T Streets
- 16) 9th and W Streets
- 17) 9th and X Streets
- 18) 10th and P Streets
- 19) 10th and Q Streets
- 20) 10th and S Streets
- 21) 10th and W Streets
- 22) 10th and X Streets

On/Off Ramps

- 1) I-5 and P Street
- 2) I-5 and Q Street
- 3) Business 80 and 9th Street
- 4) Business 80 and 10th Street
- 5) I-5 and W Street

- 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 methods 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 alternative buildout traffic
 - 3) Zoning alternative and Golden State Tower
 - 4) Zoning alternative and California Capitol Center

- 5) Zoning alternative and Golden State Tower and California Capitol Center
- 6) Golden State Tower and California Capitol Center and traffic resulting from 100 percent conversion of C-4 zoning to office use within the study area.

- H. Develop mitigation measures on traffic impacts including freeway ramp and traffic signal installation, intersection and roadway improvements, roadway signing and striping modifications, and changes to project size within the study area. Quantify the costs associated with the suggested mitigation measures. If recommended mitigations are determined to be costly, interim measures should be suggested to forestall or minimize identified impacts. In addition, transportation system management measures (TSM), including light rail, transit incentive, carpooling and bicycle/pedestrian programs, should be considered as potential alternative mitigation measures.
- I. Evaluate the effects of the parking structures for Golden State Tower and California Capitol Center on a.m. and p.m. traffic patterns. This assessment would include analysis of: entrance and exit designs, the structure's relationships to other parking facilities, safety elements in access design, and pedestrian safety. The evaluation would also address service vehicle use of the structures, queuing effects, and adequacy of planned parking facilities.
- J. Discuss the project's relationship to transit facilities, in particular, the planned expansion of light rail transit near the projects, and the potential effects of these facilities on traffic/pedestrian circulation.
- K. Evaluate the existing demand and supply for on-street parking in the project area. Project the supply and demand for each of the alternatives. Discuss any needed mitigation measures.

6. Air Quality

- A. Estimate area-wide smog precursor emissions (hydrocarbons and oxides and nitrogen) for the alternatives using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC 7.
- B. Caline 4 will be used to model carbon monoxide levels at buildout 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 alternatives and shall reflect traffic volumes associated with each alternative, levels of congestion, and carbon monoxide generation. Determine if modeling of the alternatives is warranted due to differences in traffic conditions.

- C. Discuss extrapolation of modeling results to other congested intersections in the study area or other critical intersections/interchanges.
- D. Evaluate potential air quality impacts within the parking garages using modeling techniques developed by the Air Resources Board for such structures. Assess the potential for exceeding indoor air quality standards specified by CAL-OSHA through comparisons of modeled air quality levels with the standards. Recommend appropriate mitigation measures to minimize the deterioration of and attainment of CAL-OSHA indoor standards.
- E. Compare predicted carbon monoxide levels with the State and Federal standards; identify effects on the Non-Attainment Plan for carbon monoxide; prepare analyses of the projects' relationship and conformity to adopted measures to achieve attainment of the Federal ambient air quality standards under the Clean Air Act as contained in the State Implementation Plan.
- G. Outline feasible mitigation measures, including features such as mass transit and light rail, which can reduce potential air quality impacts within the study area and regionally, 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.

7. Noise

- A. Identify all sensitive noise receptors in the project vicinity.
- B. Estimate existing and future noise levels along nearby streets using the noise modeling techniques specified by the U.S. Department of Housing and Urban Development.
- C. Evaluate noise levels generated by the project with respect to standards defined in the City's Noise Element and Ordinance as well as those established by the appropriate regulatory agencies (i.e., State, Federal).
- D. Determine the compatibility of future noise levels with existing and planned land uses near the project sites.
- E. Define project-related construction noise impacts with respect to duration, nature, and level for various activities associated with the projects' development.

- F. Determine the potential noise levels within the parking structures and first floor retail areas. Include external noise sources of light rail and street traffic.
- G. Recommend appropriate noise abatement measures for short-term construction noise and long-term noise levels resulting from daily business operations.

8. Sewerage System

- A. Analyze the existing sewer system and discuss any planned improvements to sanitary sewers. Evaluate the capacity of interceptors, local service lines, and the treatment plant to serve the 6 development alternatives.
- B. Outline feasible mitigation measures to reduce potential significant adverse impacts on the sanitary sewer system.

9. Drainage System

- A. Analyze the existing storm water drainage system in the project area and any planned improvements. Evaluate the capacity of the system to serve the 6 alternatives.
- B. Outline feasible mitigation measures to reduce potential significant adverse impacts on the storm water drainage system.

10. Water Supply

- A. Discuss how existing water services are provided to the project area. Evaluate the ability of the system to provide water for both domestic and firefighting purposes for each of the alternatives.
- B. Outline feasible mitigation measures to reduce significant adverse impacts on the water supply system.

11. Solid Waste

- A. Discuss existing City, County, and private solid waste collection and disposal capabilities relative to solid waste generation from the 6 alternatives.
- B. Outline feasible mitigation measures to reduce significant adverse impacts to solid waste disposal capabilities.

12. Police Services

- A. Describe existing City Police protection services within the study area, including the location of police patrols, response times, the amount of personnel, and any strategies needed to reduce police protection problems.
- B. Assess future police protection needs resulting from the development alternatives in terms of station locations, patrol districts, and additional personnel and equipment.

13. Fire Services

- A. Describe existing City fire protection services within the study area, including the location of fire stations, response times, the amount of personnel and equipment, and strategies to reduce any fire protection problems.
- B. Assess future fire protection needs resulting from the development alternatives, in terms of station locations and additional personnel and equipment.

14. Microwave/Radar Transmission

- A. Determine if the proposed structures conflict with any public or private microwave transmission/reception paths. Determine if the proposed structures interfere with National Weather Service weather radar. If conflicts exist, develop feasible mitigation measures to reduce or eliminate conflicts.
- B. Evaluate the effects of microwave/radar transmissions on human health and electronic equipment. Develop feasible mitigation measures for any identified impacts.

15. Gas and Electricity Services

- A. Analyze the existing gas and electricity distribution systems. Evaluate the capacity of these systems to serve the development alternatives.
- B. Outline feasible mitigation measure to reduce any potential significant adverse impacts on the gas and electricity distribution systems.

16. Microclimate

- A. Define existing microclimate conditions in the vicinity of the project sites such as average temperature, wind direction and speed, and rainfall from the downtown weather station.

- B. Evaluate potential quantitative and qualitative changes in local wind patterns through wind tunnel analysis of the proposed structures.
- C. Assess the potential for glare and identify buildings, uses, or areas which would be affected by or be sensitive to glare. Calculate sun reflection paths for each month of the year.
- D. Prepare a shadow study of the proposed projects to determine where the projects will cast shadows. Graphic representations of the shadows cast by the projects will be prepared individually and in combination for two times (mid-morning and mid-afternoon) on the summer and winter solstice, June 22nd and December 22nd.

17. Aesthetics

- A. Provide a photographic and written description of the potential aesthetic and visual quality impacts due to buildout of the 5 development alternatives within the project area.
- B. Photographic perspectives shall include, but not be limited to, selected key locations along Business Route 80 (W/X Freeway), Interstate 5, and aesthetically sensitive land use locations such as the residential neighborhoods to the south and north. 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 buildout of the 5 development alternatives.
- D. Evaluate the proposed projects in terms of the Sacramento Urban Design Plan. Discuss the project's compliance with the Urban Design Plan's Architectural Design and Streetscape Guidelines.
- E. Evaluate the 5 development alternatives in terms of potential impacts on view corridors or incompatibility with the existing neighborhood character as identified in the visual sensitivity diagram.
- F. Develop feasible mitigation measure including height, bulk, setback, building materials/color, and landscaping of specific projects and view corridors.

18. Cultural Resources

- A. Identify potential cultural resource areas, including historic locations, within the project area.
- 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.

19. Fiscal Impacts

- A. Describe the costs of providing the various municipal services for each development alternative. Compile the costs into a summary statement indicating total service costs for the development alternatives.
- B. Determine the total revenues generated by the proposed development alternatives, including, but not limited to, changes in property tax revenues, sales taxes, and other sources of City revenue. Summarize the revenues which could be anticipated by the City from each of the development alternatives.
- C. Summarize and compare the costs and revenues determined above. Calculate and discuss the net fiscal effect on the City from each of the development alternatives.
- D. Summarize various financial mechanisms available to fund infrastructure or public facility improvement.
- E. Determine costs for all mitigation measures proposed for cumulative or non-project specific impacts. Identify funding mechanisms to implementation of such mitigation measures.



CITY OF SACRAMENTO

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City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: CONSULTANT SELECTION PROCEDURES FOR THE GOLDEN STATE TOWER AND CALIFORNIA CAPITOL CENTER OFFICE PROJECTS EIR (P87-143 AND P87-418)

Summary

The City Council on June 16, 1987 determined that all office projects of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but outside the C-3 Central Business District Zone must have a cumulative Environmental Impact Report prepared. The area affected by this determination is bounded by 3rd, 10th, Q, and S Streets and is commonly referred to as the "R Street Corridor".

The City Planning Division recently received two major office applications within the R Street Corridor. The proposed Golden State Tower is 377,550 square feet, 25 stories high, and located between 7th and 8th Streets on the south side of Q Street. The proposed California Capitol Center is 1.5 million square feet, three buildings ranging to 28 stories high, located on the site bounded by 3rd, Q, 5th, and R Streets. Both proposals are projects pursuant to CEQA and have individual and cumulative potential significant environmental impacts. Staff proposes the preparation of one EIR to address the potential environmental impacts.

The Planning Division proposes that the selection committee consisting of one City Planning Commissioner, a Public Works staff person, and Planning's Environmental Coordinator select a consultant to prepare the EIR. Staff believes that the proposed composition of the committee will provide a variety of knowledge and experience to select a qualified and capable consultant.

The tentative selection schedule is:

Request for Proposal Distributed	October 9, 1987
Consultant Briefing	October 14, 1987
Consultant Proposals Due	October 28, 1987
Screening of Proposals	November 9, 1987
Interview of Consultants	November 16, 1987

P87-143
P87-418

October 22, 1987

Item #29