

City Planning Commission  
Sacramento, California  
Members in Session:

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR WELLS FARGO CENTER P88-358

SUMMARY

The City Environmental Services Division is processing an application for a major office building at 400 Capitol Mall. As proposed, the project will consist of 532,000 square feet of office use, 17,000 square feet of retail space, and parking for 1,200 vehicles in a single building of 29 stories. The developed project site is located on the southeast corner of 4th Street and Capitol Mall in the Central City. The site is currently zoned Central Business District (C-3) and is designated Regional Commercial and Office in the 1986-2006 General Plan. The proposal is a project pursuant to CEQA and requires the preparation of an EIR. This draft EIR is being circulated for a 30 day public review and comment period beginning July 7, 1989. The comment period will close on August 7, 1989.

The following significant unavoidable adverse impacts resulting exclusively from the proposed project have been identified in the EIR:

1. The proposed project and Alternatives 3 and 4 would add shadows on the open space/fountain area in front of the Plaza Towers building (555 Capitol Mall). The project would also add shadows in the open area of the Downtown Plaza retail mall (K Street Mall west of 7th Street).
2. The height of the proposed project would visually dominate the surrounding buildings.

The following significant unavoidable adverse impacts resulting from the proposed project in conjunction with other cumulative development which could occur in the Central City have been identified in the EIR:

3. With traffic generated by cumulative development, in addition to traffic from the proposed project, the following intersections would exceed Level of Service C in the AM peak hour, even with mitigation measures identified in the EIR:

3rd Street and "J" Street (LOS F)  
3rd Street and "Q" Street (LOS F)  
5th Street and "P" Street (LOS F)

4. With traffic generated by cumulative development, in addition to traffic from the proposed project, the following intersections would exceed Level of Service C in the PM peak hour, even with mitigation measures identified in the EIR:

July 27, 1989

Item No. 24

P-88-358

3rd Street and "P" Street (LOS F)  
5th Street and "P" Street (LOS F)

5. Vehicular emissions associated with the project would contribute to the continued degradation of regional air quality in the Sacramento Air Basin.
6. Traffic levels associated with the proposed project and cumulative development would result in increased noise levels in the Central City and would significantly erode the suitability of the downtown area for residential uses.
7. Combined cumulative development projects would create a demand on fire protection services which could not be offset by their contribution of revenue to the City's General Fund.

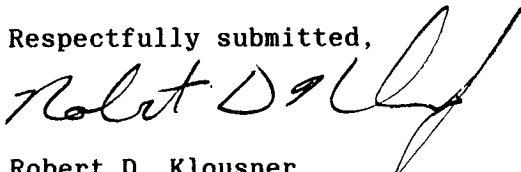
All other impacts can be mitigated below a level of significance by the adoption of the mitigation measures outlined in this EIR.

The City Environmental Procedures require that a public hearing be held before the Planning Commission to receive comments on the draft EIR. Staff will utilize any testimony, together with written comments, to prepare the final EIR.

**RECOMMENDATION**

Staff recommends that the Planning Commission accept public testimony on the draft EIR.

Respectfully submitted,

  
Robert D. Klousner  
Project Manager

RDK:ob

July 27, 1989

Item No. 24