

**City Planning Commission
Sacramento, California**

Members in Session:

Subject: Public Hearing - Draft Environmental Impact Report for the Sierra Foundation Center (P90-345)

Location: Southside of Garden Highway at the intersection of Garden Highway and Gateway Oaks Drive.

Summary:

This is an informational staff report on the draft Environmental Impact Report (EIR) for the proposed Sierra Foundation Center project located on the southside of Garden Highway at the intersection of Garden Highway and Gateway Oaks Drive in the South Natomas Community Plan area (Exhibit 1). The proposed project is mixed use in nature and includes office, commercial, marina, and restaurant uses. The office and commercial uses are proposed for the 5.73 acre site, while the marina, restaurant, and pavilion will be located on the water. The purpose of this hearing is to accept public testimony on the draft EIR.

The 45 day review period for the draft EIR began on March 6, 1992 and will end on April 20, 1992 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.

Background Information

The site is approximately 5.73 acres, of an irregular rectangular shape and is currently vacant. The site was previously occupied by the Village Marina restaurant and a 26 berth marina which was subsequently demolished to make room for the Sierra Foundation project. The project proponent submitted the application for the Sierra Foundation Center in 1990.

The proposed development includes two buildings, referred to as Buildings A and B. There will be approximately of 23,000 square feet of office space in Building A (the Sierra Health Foundation Headquarters), and approximately 24,600 square feet of office space in Building B with 12,400 square feet of commercial space. The proposed project will provide 214 parking spaces. The waterward development would include a 20 berth marina and a 5,200 square foot

pavilion and restaurant (Exhibit 2). The applicants for this project are requesting approval of a General Plan Amendment; Community Plan Amendment; Rezone; Designation of a Planned Unit Development (PUD); Special Permit for height, and a Special Permit for the 20 berth and pavilion marina.

Contents of the Draft EIR

A summary of the below impacts can be found in the Sierra Foundation Center Draft EIR, Section 2.0 Summary:

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) land use policies, 2) recreation, 3) transportation, 4) noise, 5) soils and geology, 6) water quality, hydrology, drainage, 7) biological resources, 8) water supply, 9) solid waste, 10) police and fire, 11) light and glare, and 12) 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) land use (loss of riverfront open space), 2) noise, 3) air quality, and 4) aesthetics

Cumulative Impacts: The significant adverse cumulative impacts that *can* be mitigated below a level of significance include: 1) transportation, 2) solid waste, 3) air quality, 4) biology (loss of riparian habitat), and 5) water quality.

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

Alternative A - No Project

The No-Project Alternative assumes that there is no development on the project site beyond existing use. The site has been cleared of buildings; therefore, no development exists on the site. The environment would remain as it is described in the existing setting section of each environmental topic of the EIR.

Alternative B - Office, Hotel, Conference Facility, Marina, and Pavilion

Alternative B consists of office uses, a hotel and conference facility, a marina and a pavilion with a restaurant, harbor master's office, and multipurpose room. The alternative would serve two primary uses: the headquarters for the Sierra Foundation and a hotel-mini-conference center facility. This alternative is similar to the proposed project except Building B provides visitor serving uses (hotel conference center) as

opposed to office and service uses. This alternative includes Building A, a 23,000 square foot office space to serve as the Sierra Foundation headquarters, and Building B, a 40,000 square foot hotel and conference center with 50 hotel rooms of 600 gross square feet per room, 2,500 square feet of support space and 7,500 square feet for meeting/assembly space.

The water portion of the alternative would include a marina and a two story pavilion. The marina would include 20 uncovered berths, consisting of 16 by 44 feet slips. The marina would also have 2 guest spaces. The two story pavilion includes 2,950 square feet on the lower level and 2,250 square feet on the upper level. The upper level would accommodate a 2,250 square foot, 75-seat restaurant. The lower level would house a 2,250 square foot multi-purpose room with 475 square feet of support space and 225 square foot harbor master's office. The multi-purpose room would be oriented visually to the waterfront as a means of providing public exposure to the waterfront. Special events, meetings, art showings, weddings and receptions might take place in the conference facility.

Two hundred and thirty-seven (237) parking space are provided including 72 spaces for Building A, 107 spaces for the conference center and 58 spaces for the pavilion uses. For the conference center, there would be provided 26 spaces for the 50 hotel units, 6 spaces for the support space, and 75 spaces for the meeting/assembly space. For the pavilion uses, 58 total spaces would be provided, 25 for the restaurant, 27 for the multi-purpose room, 1 for the harbor master's office and 5 for the marina. Parking will be located in underground garages and on surface parking lots. In the garages, 180 (65,700 gross square feet) spaces are to be provided while 57 parking spaces would be located on the surface.

Alternative C - Office, Restaurant, Banquet Facilities and Fishing Dock

Alternative C includes office space, a restaurant with banquet facilities and a fishing dock accessible to the general public in a structure similar to the proposed project's Building B. The building would be located on the western portion of the site. It would have 23,000 square feet of office space for Sierra Foundation headquarters, a 4,000 square foot restaurant and a 3,000 square foot meeting/banquet room. The building would total 30,000 square feet. The eastern portion of the site would not be intensively developed in order to allow open space and to provide a buffer between Bannon Island Nature Study Preserve and the project.

The water side development would include 10 transient dockage facilities, a public fishing pier and a river viewing platform. All the water side development would be accessible to the public either by the river or the Garden Highway.

One hundred and forty-two (142) parking spaces are provided including 72 spaces for the office space, 33 for the restaurant, 30 for the meeting/banquet room and 7 guest spaces for the fishing pier and river viewing platform. Of these spaces, 80 are to be located in

the two levels of parking within Building B (27,000 gross square feet) and 62 spaces would be in surface lots.

Alternative D - Riverfront Residential, Marina, and Pavilion

Alternative D includes medium density residential units, the marina and the pavilion. The residential component includes a total of 54 units of 1,100 square feet and with a height of 3 stories. The water portion of the alternative would include a marina and a pavilion.

The marina would include 20 uncovered berths. The marina would also have 2 guest spaces. The two story pavilion includes 2,950 square feet in the lower level and 2,250 square feet in the upper level. The upper level would accommodate a 2,250 square foot, 75-seat restaurant. The lower level would house a 2,250 square foot multi-purpose room with 475 square feet of support space and 225 square foot harbor master's office. The multi-purpose room would be oriented visually to the waterfront as a means of providing public exposure to the waterfront. Special events, meetings, art showings, weddings and receptions might take place in the conference facility.

One hundred and forty-three (143) parking spaces are proposed including 85 spaces for the residential units, 25 spaces for the 75 seat restaurant, 27 spaces for the 2,725 square foot multi-purpose room, 5 spaces for the marina, and 1 space for the harbor master's office. This alternative proposes 72 spaces (25,200 gross square feet) to be located in garages and 71 spaces to be located on surface parking lots.

Alternative E - Office, Residential, Marina, and Pavilion

Alternative E would be developed for office space, low density residential, the marina and pavilion. The office portion is Building A, a 23,000 square foot space for the Sierra Foundation Headquarters. The residential component includes a total of 30 units of 1,100 square feet and with a height of 3 stories. The water side portion of the alternative would include a marina and a pavilion. The marina would include 20 uncovered berths. The marina would also have 2 guest spaces. The two story pavilion includes 2,950

square feet on the lower level and 2,250 square feet on the upper level. The upper level would accommodate a 2,250 square foot, 75-seat restaurant. The lower level would house a 2,250 square foot multi-purpose room with 475 square feet of support space and 225 square foot harbor master's office. The multi-purpose room would be oriented visually to the waterfront as a means of providing public exposure to the waterfront. Special events, meetings, art showings, weddings and receptions might take place in the conference facility.

For this alternative, a total of one hundred seventy-seven (177) spaces are provided. This would include 72 parking spaces for Building A, 47 spaces for the residential units, 5 spaces for the marina, 25 spaces for the restaurant and 27 spaces for the multi-purpose room. Of the 170 spaces provided, 134 spaces to be located in garages (57,300 gross square feet) and 43 spaces on the surface.

Alternative F - Office, Restaurant and Banquet Facilities (On-Land Development Only, No Water Facilities)

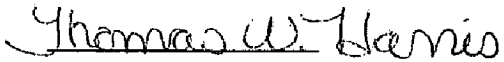
Alternative F includes office space, a restaurant with banquet facilities and a fishing dock accessible to the general public in a structure similar to the proposed project's Building B. The building would be located on the western portion of the site. It would have 23,000 square feet of office space for Sierra Foundation headquarters, a 4,000 square foot restaurant and a 3,000 square foot meeting/banquet room. The building would total 30,000 square feet. The eastern portion of the site would not be intensively developed in order to allow open space and to provide a buffer between Bannon Island Nature Study Preserve and the project. Alternative F does not include any waterside development. The restaurant and banquet facilities would be located on land inside the office building.

One hundred and thirty-five (135) parking spaces are provided including 72 spaces for the office space, 33 for the restaurant, 30 for the meeting/banquet room. Of these spaces, 80 are located in the two level parking structure within Building B (27,000 gross square feet) and 55 spaces are in small surface lots.

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:



Thomas W. Harris































Project Manager

Environmental Services Division

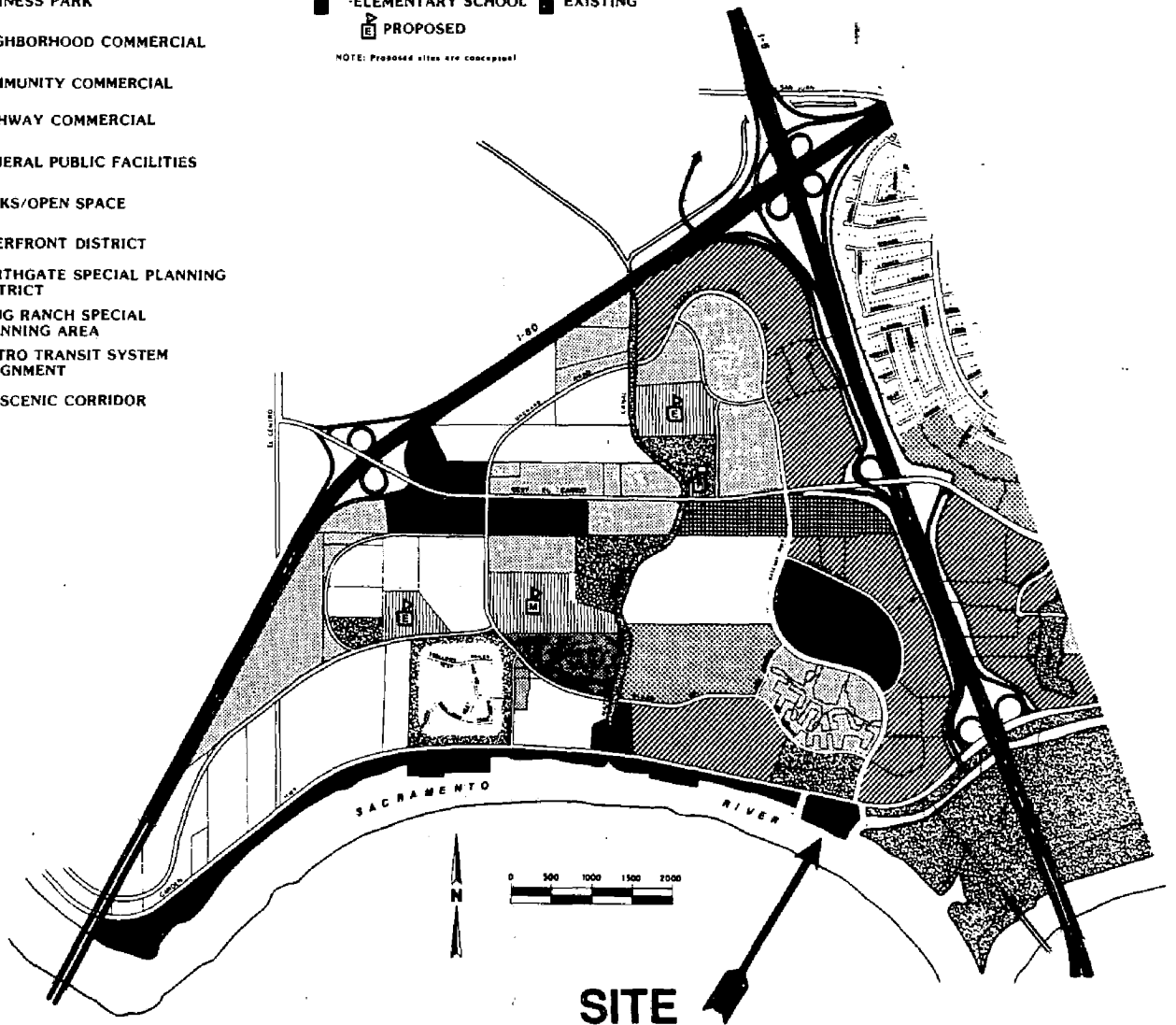
EXHIBIT 1

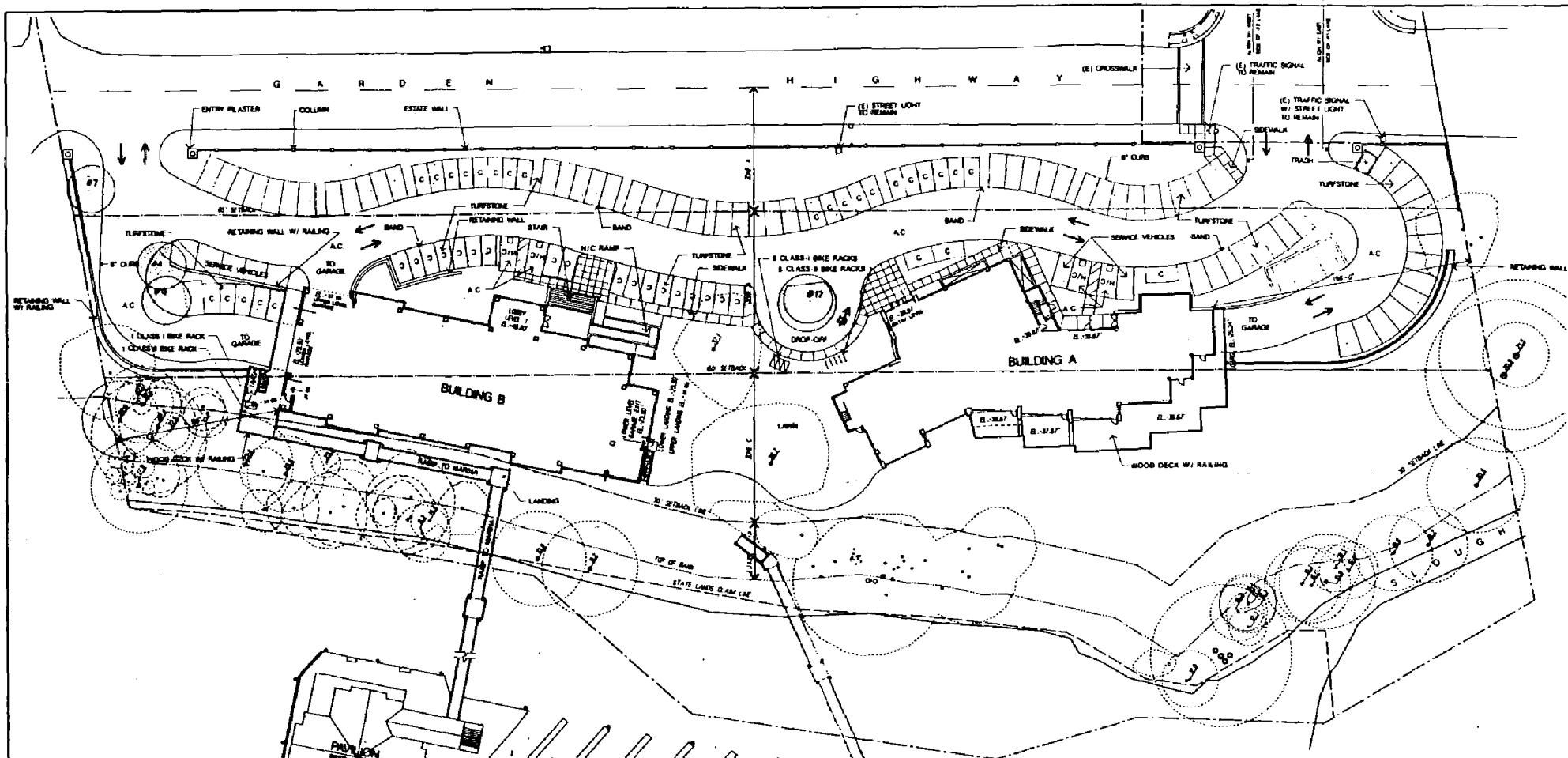
SOUTH NATOMAS COMMUNITY

PROPOSED LAND USE

- | | | | |
|---|--|---|--|
|  | -LOW DENSITY RESIDENTIAL
(4-8 DU/AC) (7 MAX. AV./NET ACRE) |  | -HOSPITAL (PROPOSED) |
|  | -MEDIUM DENSITY RESIDENTIAL
(7-15 DU/AC) (14 MAX. AV./NET ACRE) |  | -LIBRARY (PROPOSED) |
|  | -MEDIUM HIGH DENSITY RESIDENTIAL
(11-21 DU/AC) NET ACRE) |  | -FIRE STATION  EXISTING  PROPOSED |
|  | -HIGH DENSITY RESIDENTIAL
(21-29 DU/AC) (23 MAX. AV./NET ACRE) |  | -HIGH SCHOOL  EXISTING  PROPOSED |
|  | -OFFICE/OFFICE PARK |  | -JR. HIGH SCHOOL  EXISTING  PROPOSED |
|  | -BUSINESS PARK |  | -ELEMENTARY SCHOOL  EXISTING  PROPOSED |
|  | -NEIGHBORHOOD COMMERCIAL | | |
|  | -COMMUNITY COMMERCIAL | | |
|  | -HIGHWAY COMMERCIAL | | |
|  | -GENERAL PUBLIC FACILITIES | | |
|  | -PARKS/OPEN SPACE | | |
|  | -RIVERFRONT DISTRICT | | |
|  | -NORTHGATE SPECIAL PLANNING DISTRICT | | |
|  | -FONG RANCH SPECIAL PLANNING AREA | | |
|  | -METRO TRANSIT SYSTEM ALIGNMENT | | |
|  | -I-5 SCENIC CORRIDOR | | |

NOTE: Proposed sites are conceptual



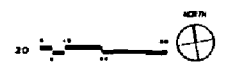


Parking Provisions

	HC	Full	Compact	Spaces	
Building A	1	6	10	17	
Building B	Lower	1	24	14	39
	Upper	1	26	14	41
Site	4	62	41	117	
Total Provided	7	118	79	214	
Total Required	5			214	

SACRAMENTO RIVER

LEGEND
 (Symbol: Dotted circle) EXISTING TREE TO REMAIN
 (Symbol: Solid circle) PROPOSED LOCATION FOR EXISTING TREE TO BE TRANSPLANTED
NOTES:
 LANDSCAPING SHALL INCORPORATE THOSE PLANTS SUITABLE FOR LEVELS AS PREPARED BY THE RECLAMATION DISTRICT NO. 1000



PROJECT NO.	308-188	DATE	3/2/83
DRAWN BY	DMC	CHECKED BY	
DATE	3/2/83	TITLE	SITE PLAN
SCALE	1" = 20'		
NAME	L-2		

EXHIBIT 2

SIERRA FOUNDATION CENTER