

**City Planning Commission
Sacramento, California**

Members in Session:

Subject: Sierra Foundation Center (P90-345) - Notice of Preparation

Location: 1333 Garden Highway

Summary:

The City of Sacramento Environmental Services Division is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Sierra Foundation Center Project. On December 31, 1990, the Notice of Preparation (NOP) (see Attachment) was mailed to the public. The NOP will be circulated for a 30 day public comment period in which the Environmental Services Division will accept comments on the proposed outline and scope of work for the EIR. The NOP was mailed to people and organizations believed to be concerned with the environmental effects of the proposed project including Federal, State, Regional, County, and City agencies, as well as interested community groups and neighbors of the project site. The Environmental Services Division will prepare the EIR. This report is provided for the information of the Commission and does not require any action.

Background Information:

The City Planning Department has received an application to develop an office and marina project on a 5.73 acre site located at 1333 Garden Highway in the South Natomas Community. The project is proposed by the Sierra Foundation, a not-for-profit health services foundation, and is designed primarily to serve as the headquarters for the Sierra Foundation in conjunction with river related uses such as a restaurant and marina. The project involves a mix of uses including office, commercial, and marina uses as follows: (1) Building A, a 22,000 square foot office building to be three stories above grade and designed to serve as the headquarters for the Sierra Foundation; (2) Building B, a 37,000 square foot lease building (offices and sales and services) to be three stories above grade; (3) a 3,000 square foot (75 seat) restaurant; (4) 3,000 square foot pavilion (for meetings and banquets) oriented to the river; (5) and 40 berth open dock facility. A total of 210 parking spaces are proposed.

Building A is a four level office building of which three stories (35 feet) are above grade. The building includes one level of subterranean parking and three levels above grade of office use. Building B is five levels with two levels of subterranean parking and three levels of office or mixed use. Building B is 83 feet above the river and 35 feet above grade. Building materials proposed are brick and pre-cast concrete with slate or similar type roofing. The restaurant is proposed to be on the river and located in the pavilion structure. The restaurant to be located

on the second floor of the pavilion structure is proposed to be 3,000 s.f. in size and an additional 3,000 s.f. is proposed for meeting and banquet space.

The site is currently zoned "American River Parkway-Flood" (ARP-F). The subject site is designated "Riverfront" in the South Natomas Community Plan and "Parks, Recreation and Open Space" in the 1986-2006 Sacramento City General Plan Update. The "riverfront" designation of the Community Plan provides for "residential, restaurants, marinas, and river-related commercial uses that are nuisance-free". Presently, the site is developed with the vacant and no longer operative Village Marina Restaurant.

The project will require the following entitlements: (1) a rezoning request from "American River Parkway-Flood" (ARP-F) to "Office Building-Planned Urban Development" (OB-PUD); (2) an amendment to the South Natomas Community Plan from "Riverfront" to "Office/Office Park", and possibly a General Plan Amendment depending on the mix of uses to be allowed by the proposed OB-PUD; (3) a special permit for a private boat dock; and (4) a special permit for a major project (one exceeding 40,000 square feet).

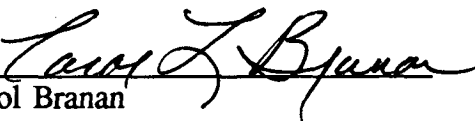
A general overview of the alternatives to be studied in the EIR are as follows:

1. No Project - The project site would not be developed as proposed and the property would be maintained in its present use. Under the no-project alternative, the site would be cleared and remain a vacant site.
2. Hotel, Restaurant, Conference Facility with Marina - Under this alternative, the site would serve two primary uses, the headquarters for the Sierra Foundation and a related hotel-mini-conference center facility. The facility 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. This alternative also includes the 40 berth marina and pavilion. The project would include a small upper end hotel of approximately 35-50 rooms; a 3,000+/- s.f. restaurant; a 10,000 s.f. mini-conference facility; and 22,000 s.f. of office space for the Sierra Foundation headquarters. Approximately 155 parking spaces would be provided (55 for office use; 40 for hotel use; 25 for restaurant use; and 15 additional spaces for conference use and 20 spaces for marina use).
3. Hotel, Restaurant, Conference Facility without Marina - This alternative includes the same uses as Alternative B, but does not include a marina facility. In lieu of a marina, walkways and open space areas for the restaurant/conference area are proposed along the river.

4. Riverfront Residential with Marina Alternative - Under this alternative, the site would be developed as multi-family residential units at a density of approximately 12 units to the net acre (medium high density 11-21 units per acre with a maximum density per net acre of 18) yielding approximately 60 units with a 40 berth marina facility and related parking for the project.
5. Office/Residential with Marina Alternative - Under this alternative, the site would be developed for both the Sierra Foundation headquarters and the balance of the site utilized for low density residential (4-8 units per acre with a maximum average density of 7) to medium density residential (7-15 units per acre with a maximum average density of 10) uses. The site would include 22,000 s.f. of office space for the Sierra Foundation headquarters; approximately 35 residential units; and 40 berths and related parking facilities.
6. Off-site Office Only - Under this alternative, the project would be developed as proposed with the exception of the marina and related pavilion. These facilities would be constructed at an off-site location within the South Natomas area (Gateway Oaks area or Fong Ranch).
7. On-site Office Only - This alternative, would include only office, retail and restaurant portions of the project without the marina or pavilion. As such, the alternative would include the two buildings as proposed for a total of 59,000 s.f. of mixed uses.
8. Restaurant Only Alternative - Under this alternative, the site would be reserved for open space and limited recreation in association with the adjacent Discovery Park area. A restaurant concession would be allowed, but other uses minimized in order to preserve the existing trees and riparian environment.

Recommendation:

This report is provided for the information of the Commission and does not require any action.


 Carol Branan
 Division Manager

Attachment