

DATE: December 19, 2018

TO: Interested Persons

FROM: Ron Bess, Assistant Planner
Community Development Department

RE: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING FOR THE TOWER 301 PROJECT (P18-078)**

COMMENT PERIOD

December 19, 2018 – January 25, 2019

SCOPING MEETING

City Hall, 915 I Street

Wednesday, January 9, 2019; 5:30-7:30 p.m.

Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. The scoping meeting will be conducted in an open house format. Written comments regarding relevant issues may be submitted at the meeting.

INTRODUCTION

The City of Sacramento (City) is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed Tower 301 project. The EIR to be prepared by the City will evaluate potential significant environmental effects of the proposed Tower 301 project and other actions and transactions associated with the proposed project. Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed Tower 301 project and the scope of the analysis, are invited.

The EIR for the proposed Tower 301 project is being prepared in compliance with the California Environmental Quality Act (CEQA). Under CEQA, upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform trustee agencies, responsible agencies, and the public of that decision. The purpose of the NOP is to provide information describing the project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. Agencies should

comment on such information as it relates to their statutory responsibilities in connection with the project.

The EIR will provide an evaluation of potential environmental impacts associated with development of the proposed Tower 301 project. The proposed Tower 301 project description, location, and environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed project.

PROJECT LOCATION/SETTING

Exhibit 1 (Regional Location Map) shows the location of the project site in the Sacramento region. The Tower 301 project site is a 2.59-acre site located on the north side of Capitol Mall in Downtown Sacramento. The site is bounded by Capitol Mall to the south, 3rd Street to the west, L Street to the north, and 4th Street to the east. Exhibit 2 (Project Location Map) illustrates the proposed project site within Downtown Sacramento.

PROJECT DESCRIPTION

The proposed Tower 301 project is a mixed-use high rise development on a site that was previously developed and entitled for a previous high rise development, for which the foundational elements were constructed before the project was discontinued. The proposed Tower 301 project would construct an approximately 557-foot-tall, 41-story high-rise building that would include office, residential, restaurant, and retail uses. The proposed building structure would be a 31-story tower atop a 10-story podium, with a single sub-grade level. Exhibit 3 shows a conceptual rendering of the proposed structure, as viewed from the southeast. Exhibit 4 shows a conceptual cross-section of the building's east side. As is shown in the exhibits, the podium portion of the structure would be the approximate length and width of the parcel, spanning approximately 294 feet, from north/south, and approximately 317 feet east/west. The podium structure would be set back approximately 90 feet from the center of Capitol Mall. The 31-story tower portion of structure would be situated along an east-west axis atop the podium, with an east-west length of approximately 267 feet and a north-south width of approximately 92 feet. The tower section of the structure would be set back 140 feet from the center of Capitol Mall. The main pedestrian entry to the proposed Tower 301 building would be oriented toward Capitol Mall and centered on the block. The tower section of the building would be primarily dedicated to office uses and have a side-core configuration on the south side of the tower, with elevator and internal circulation areas on the south side of the building, placing the majority of the office space to the north.

The proposed project would include approximately 791,647 square feet (sf) of office uses. Office uses would include lobbies and upper-level amenities. Approximately 24,653 sf of retail uses would be located on the ground floor and surrounding a publicly accessible view deck at approximately the 5th floor and fronting Capitol Mall. One hundred residential units are proposed to wrap around the north and east sides of the podium (96,755 sf). The proposed project would include a resident-only lobby along L Street, and resident amenities would be included in the

building. Approximately 1,304 vehicle parking spaces (536,227 sf) spread across 9 parking levels within the podium structure would be provided for residents and employees. Bicycle parking for residents and employees (approximately 234 bicycle parking spaces) would also be provided.

The project would include vehicle accesses on 3rd Street, L Street and 4th Street. Loading and drop off areas would be located at ground-level within the parking garage. Dedicated sidewalks for pedestrians and access for bicyclists will be provided along the project site perimeter.

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will analyze potentially significant impacts that result from implementation of the proposed Tower 301 project.

Pursuant to section 15063 (a) of the CEQA Guidelines, an Initial Study has not been prepared for the proposed project. The EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines, including:

- Aesthetics, Light and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Growth Inducement
- Urban Decay
- Cumulative Impacts
- Alternatives

SUBMITTING COMMENTS

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the City's environmental project manager at the following address by 4:00 p.m. on January 25, 2019. Please include the commenter's full name and address.

Ron Bess, Environmental Planning Services
City of Sacramento Community Development Department
300 Richards Blvd., Third Floor, Sacramento, CA 95811
Tele: (916) 808-8272
E-mail: rbess@cityofsacramento.org

Exhibit 1. Regional Location Map

Exhibit 2. Project Location Map

Exhibit 3. Conceptual Rendering of the Proposed Tower 301 Project

Exhibit 4. Conceptual Cross-section of the Proposed Tower 301 Project

Exhibit 1. Regional Location Map

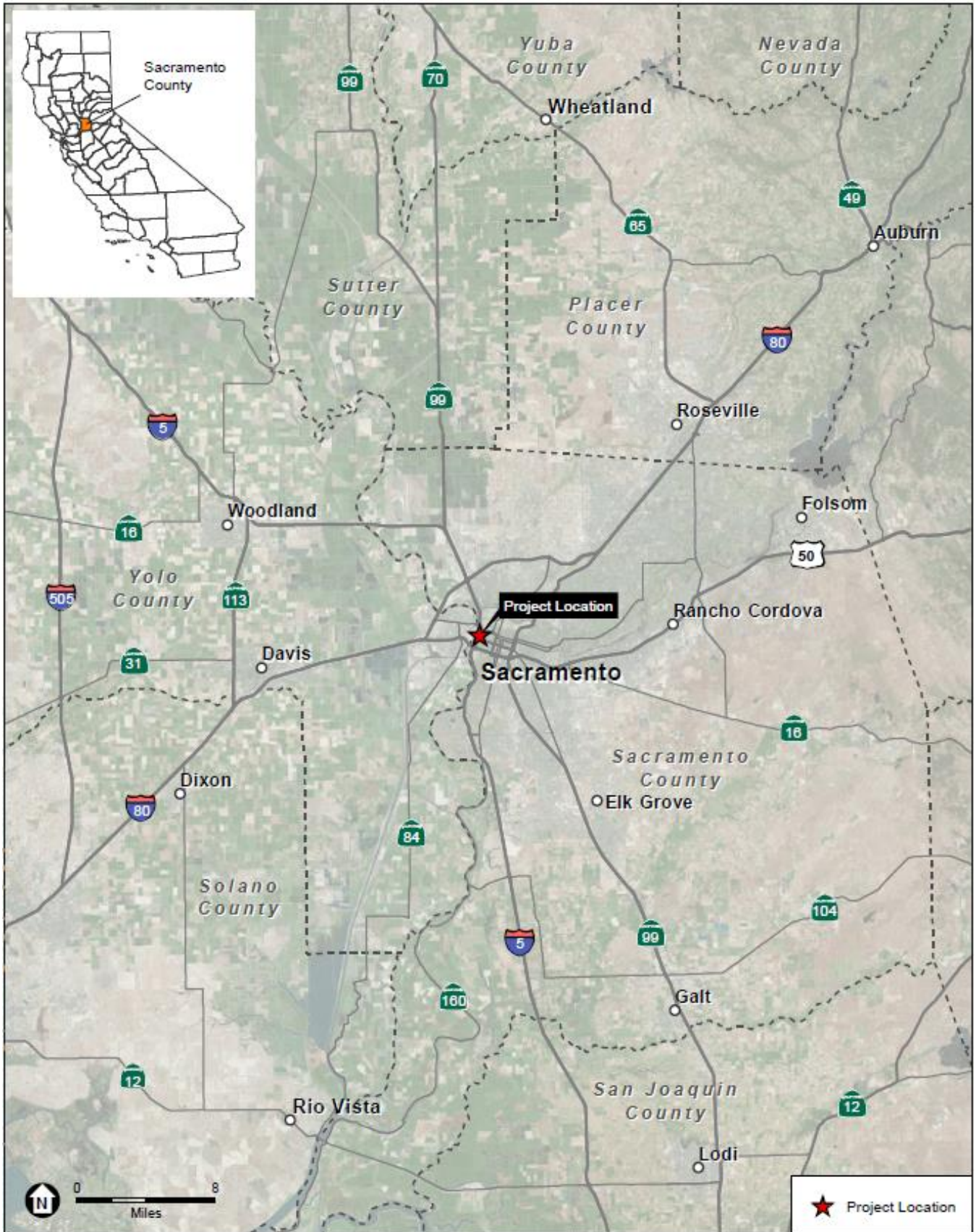


Exhibit 2. Project Location Map

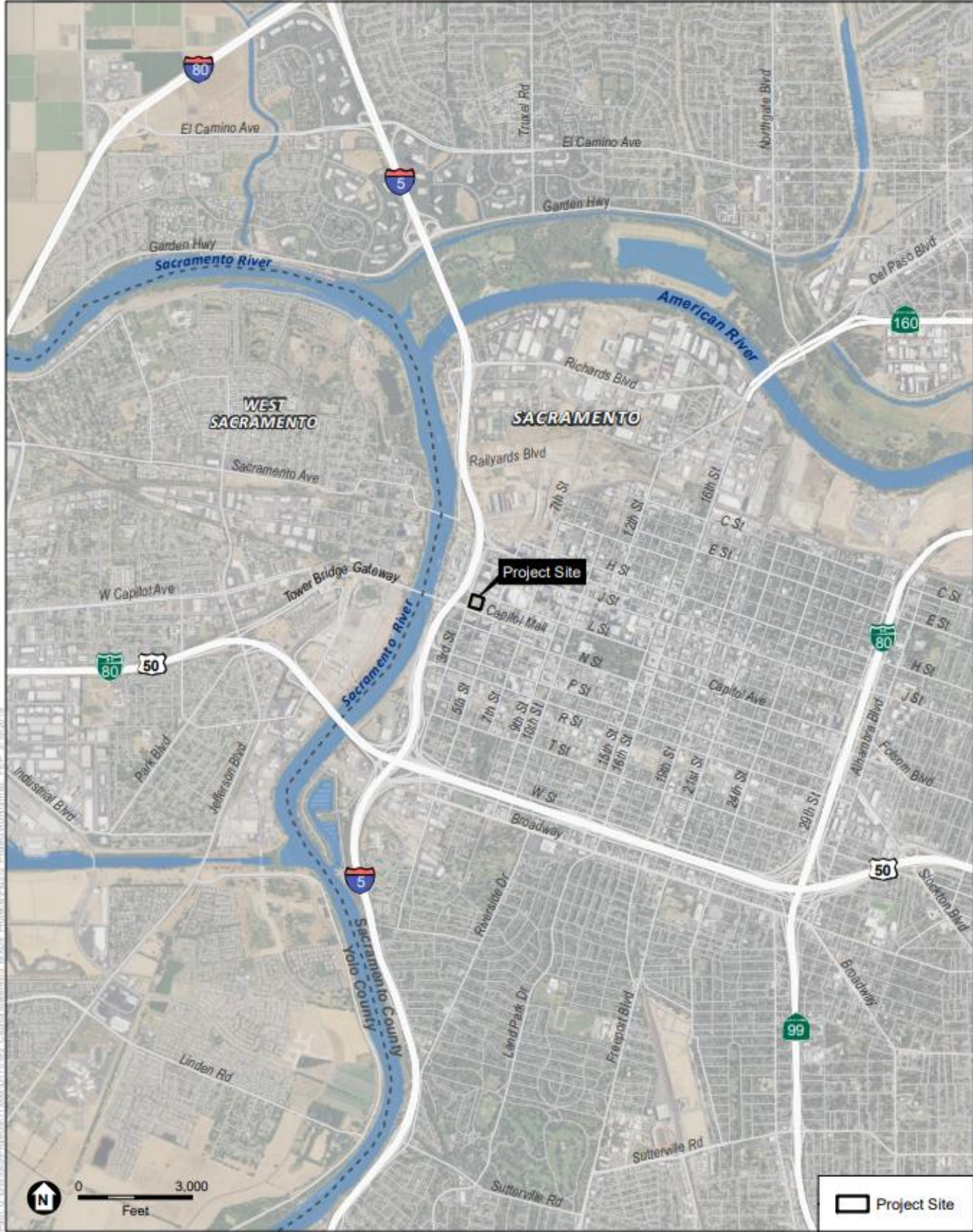


Exhibit 3. Conceptual Rendering of the Proposed Tower 301 Project

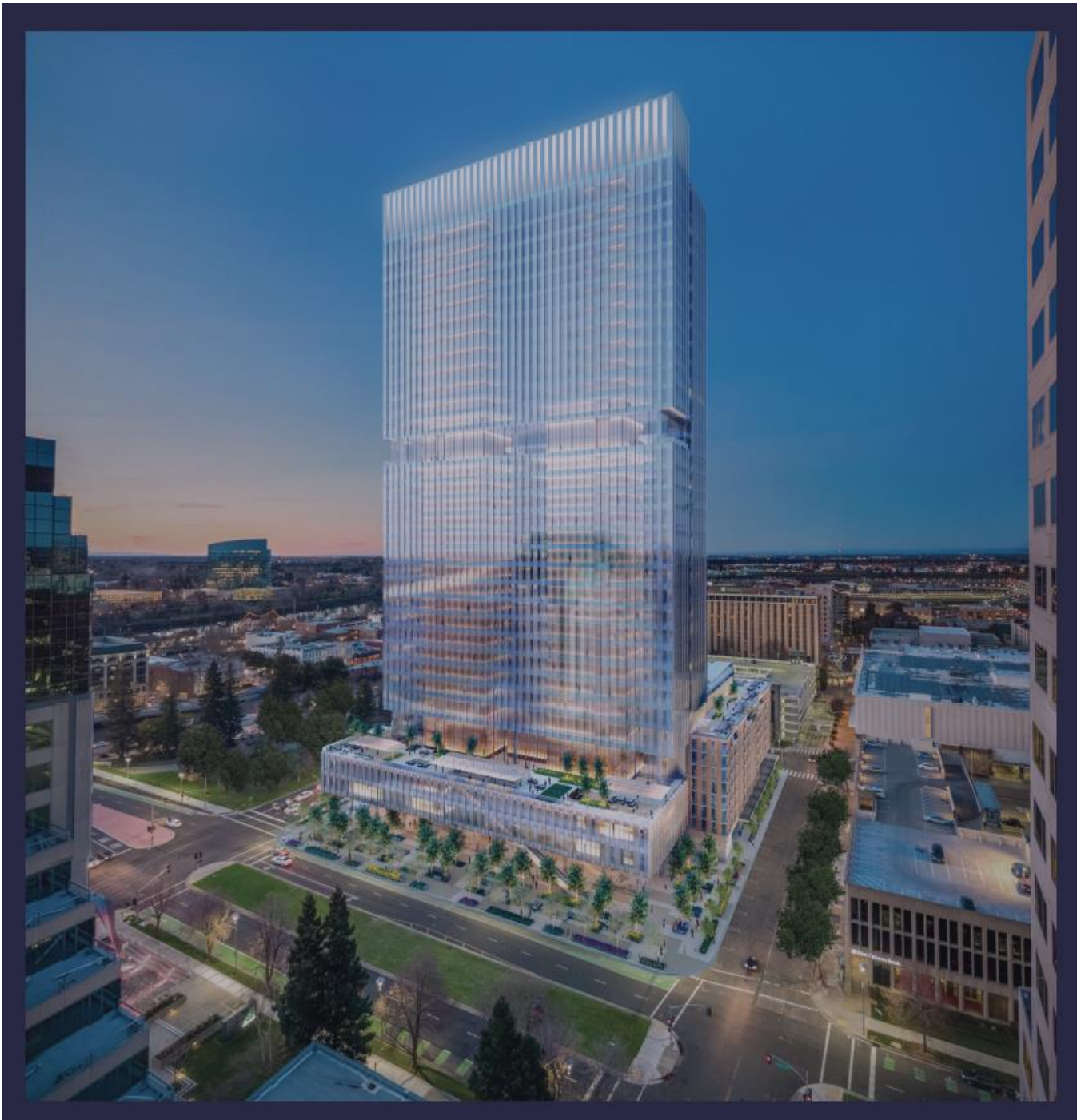


Exhibit 4. Conceptual Cross-section of the Proposed Tower 301 Project

