

REVISED
**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING FOR THE 2025 L STREET / 2101 CAPITOL AVENUE MIXED-USE
PROJECT**

The Notice of Preparation has been revised to correct the addresses referenced in the Requested Entitlements Section below. The incorrect address is shown with ~~strikethrough~~ and the correct address is underlined. The comment period has been extended to January 5, 2015.

COMMENT PERIOD

November 21st, 2014 to ~~December 22nd, 2014~~ January 5, 2015

INTRODUCTION

The City of Sacramento ("City") is the Lead Agency for preparation of an Environmental Impact Report (EIR) for the proposed 2025 L Street / 2101 Capitol Avenue Mixed-Use Project (proposed project). The EIR will evaluate potential significant environmental effects associated with implementation of the proposed project. The EIR is being prepared in compliance with the California Environmental Quality Act (CEQA). Written comments regarding the issues that should be considered in the EIR, including potential alternatives to the proposed project and the scope of the analysis, are invited.

Under CEQA, upon deciding to prepare an EIR, the City of Sacramento as lead agency, must issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, and the public, of the decision to undertake this form of environmental review. The purpose of the NOP is to provide information describing the proposed project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be considered in the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the proposed project. Agencies and the public are invited to provide comments on the scope of review, potential mitigation strategies, and alternative project designs. Comments on the merits of the proposed project are accepted through a separate planning process.

The project description, location, and environmental issue areas that may be affected by development of the proposed project are set forth below. The EIR will evaluate the project-specific and cumulative impacts, identify mitigation measures that may be available and feasible to reduce or avoid such impacts, and identify a reasonable range of alternatives to the proposed project and their comparative environmental effects. An Environmental Initial Study will describe potential impacts associated with implementation of the project and will be available for review prior to the December 10th scoping meeting.

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 environmental project manager at the following address ~~by December 22nd, 2014, by~~ January 5, 2015. Please include the contact person's full name and address so that staff may respond appropriately:

Dana Mahaffey, Associate Planner
City of Sacramento Community Development Department
Environmental Planning Services
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218
DMahaffey@cityofsacramento.org

SCOPING MEETING

A public scoping meeting will be held on Wednesday, December 10th, 2014 from 4:30pm to 6:30pm at the lobby of Sacramento City Hall at 915 I Street, Sacramento, CA 95814. Trustee and responsible agencies, as well as members of the public are invited to attend and provide input on the scope of the EIR. The scoping meeting will have an "open house" format, so participants can attend at any point during this two-hour window. Participants arriving after 4:30pm will not miss any meeting content. Written comments regarding relevant issues may be submitted at the meeting.

PROJECT LOCATION / SETTING

The proposed project consists of two new buildings that would be constructed in midtown Sacramento, at the following two locations:

1. 2025 L Street, on the half-block on the north side of L Street, between 20th and 21st Streets
2. 2101 Capitol Avenue, northeast of the intersection of 21st Street and Capitol Avenue

Exhibit 1 shows the properties that make up the project site within the Central City Area, and Exhibit 2 is a closer view of the location of the properties included in the project site.

PROJECT DESCRIPTION

Pappas Investments, the project applicant, is requesting entitlements to construct a mixed-use residential, retail/commercial, and parking garage project in midtown Sacramento. The proposed project would entail reuse of an existing developed area. The two project components are described below.

2025 L STREET

This project component would be located on the half-block on the north side of L Street, between 20th and 21st Streets. An existing above-ground, two-story parking garage and adjacent two-story building at this location would be demolished, and a new six-story mixed-use building would be constructed. The new building would house an approximately 40,000-square-foot Whole Foods Market on the ground floor, and customer parking on the second and third floors. In addition, approximately 141 apartments in a range of sizes from 544-square-foot studios to 1,330-square-foot two-bedroom units would be constructed on floors 2 through 6 of the building. A club and fitness center for residents, along with an outdoor kitchen, dining, and lounge spaces, would be located on the fourth floor of the building.

Exhibit 3 illustrates the conceptual design of the proposed 2025 L Street component of the project.

Access to parking for the Whole Foods Market would be provided by a ramp from 20th Street in approximately the same location as the existing parking garage ramp. Loading and deliveries for the Whole Foods Market would take place from Kayak Alley (which is located between K and L streets), with two loading docks recessed into the building for larger trucks. Parking for the proposed residences would be provided in a basement garage underneath the Whole Foods Market. This underground parking would be accessed from 21st Street. The proposed project also includes bulb-outs at 20th Street and 21st Street to improve the streetscape appearance, enhance pedestrian access, and provide outdoor dining opportunities.

2101 CAPITOL AVENUE

This project component would be located on the northeast corner of 21st Street and Capitol Avenue. The existing ground-level parking lot would be replaced with a six-level parking structure. The structure would include approximately 13,000 square feet of retail and commercial space on the ground floor. The existing restaurant, currently occupied by “Kupros Craft House” will remain in its current location.

The replacement parking would serve the existing 2020 L Street offices, which are currently served by the two-story parking garage to be demolished on the 2025 L Street site. This new parking would also replace the existing surface parking on the site. In the evenings, parking spaces in the structure would also be available for public use. The parking garage would be accessed via the alley located between L Street and Capitol Avenue, where deliveries for the proposed retail development would also be routed. Retail patrons would access parking from Capitol Avenue and a new turn lane would be required on Capitol Avenue midway between 21st and 22nd Streets for access.

Exhibit 4 illustrates the conceptual design of the 2101 Capitol Avenue retail space and parking structure.

REQUESTED ENTITLEMENTS

The City discretionary approvals/actions that would be considered for the proposed project include, but are not limited to, the following:

- ▶ General Plan Amendment to change 0.16 acres of land designated for Traditional Neighborhood Medium to Urban Corridor Low (~~2021-2101~~ Capitol Avenue only) (see Exhibit 5)
- ▶ Rezone for 0.406 acres from R-O (Residential-Office) to C-2 (General Commercial) (~~2021-2101~~ Capitol Avenue only) (see Exhibit 5)
- ▶ Conditional Use Permit for a retail store exceeding 40,000 gross square feet (2025 L Street only)
- ▶ Tentative Map (2025 L Street only)
- ▶ Variance to deviate from the signage allowed (both properties) and no wall between residential and non-residential development (~~2021-2101~~ Capitol Avenue only)
- ▶ Site Plan and Design Review for new construction in the Central City Design Review area with deviations including height over 65 feet (both properties), potentially open space deviations (2025 L Street only), and potentially other deviations from relevant design standards and guidelines

Review of the proposed project by the Planning and Design Commission would be conducted as a part of the EIR review and entitlements process. The project entitlements would ultimately require approval by the City Council.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Topics that the City has preliminarily determined would be discussed in documentation for this project include:

- | | |
|-----------------------------------|----------------------------------|
| ▶ Aesthetics | ▶ Hydrology and Water Quality |
| ▶ Air Quality | ▶ Land Use/Planning |
| ▶ Biological Resources | ▶ Noise and Vibration |
| ▶ Cultural Resources | ▶ Population and Housing |
| ▶ Energy | ▶ Public Services and Recreation |
| ▶ Geology and Soils | ▶ Urban Decay |
| ▶ Greenhouse Gas Emissions | ▶ Utilities and Service Systems |
| ▶ Hazards and Hazardous Materials | ▶ Transportation/Traffic |

As environmental documentation for this project becomes available, it will be available for review at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento California 95811, and online at:

<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

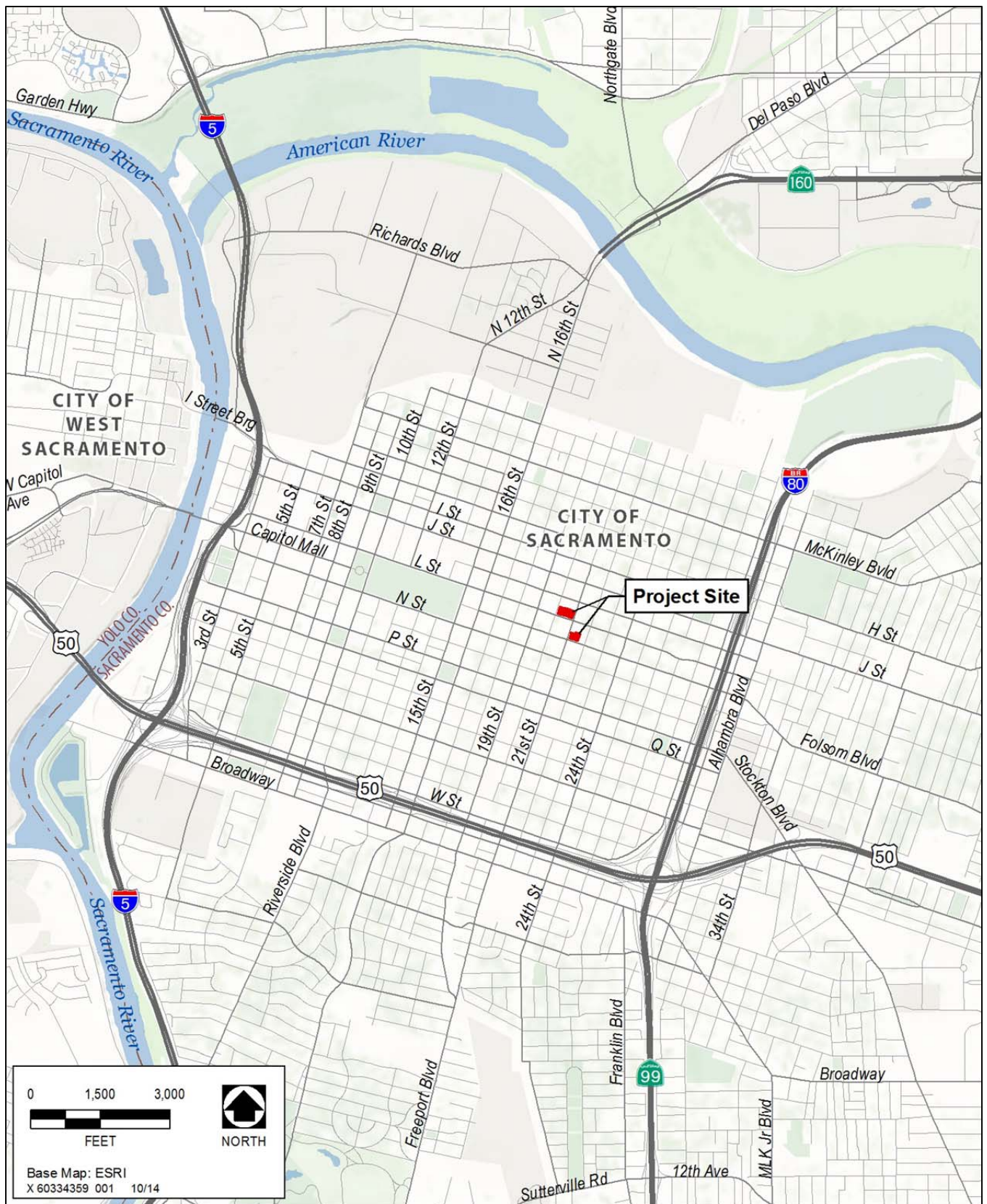


Exhibit 1. Location within the Central City Area

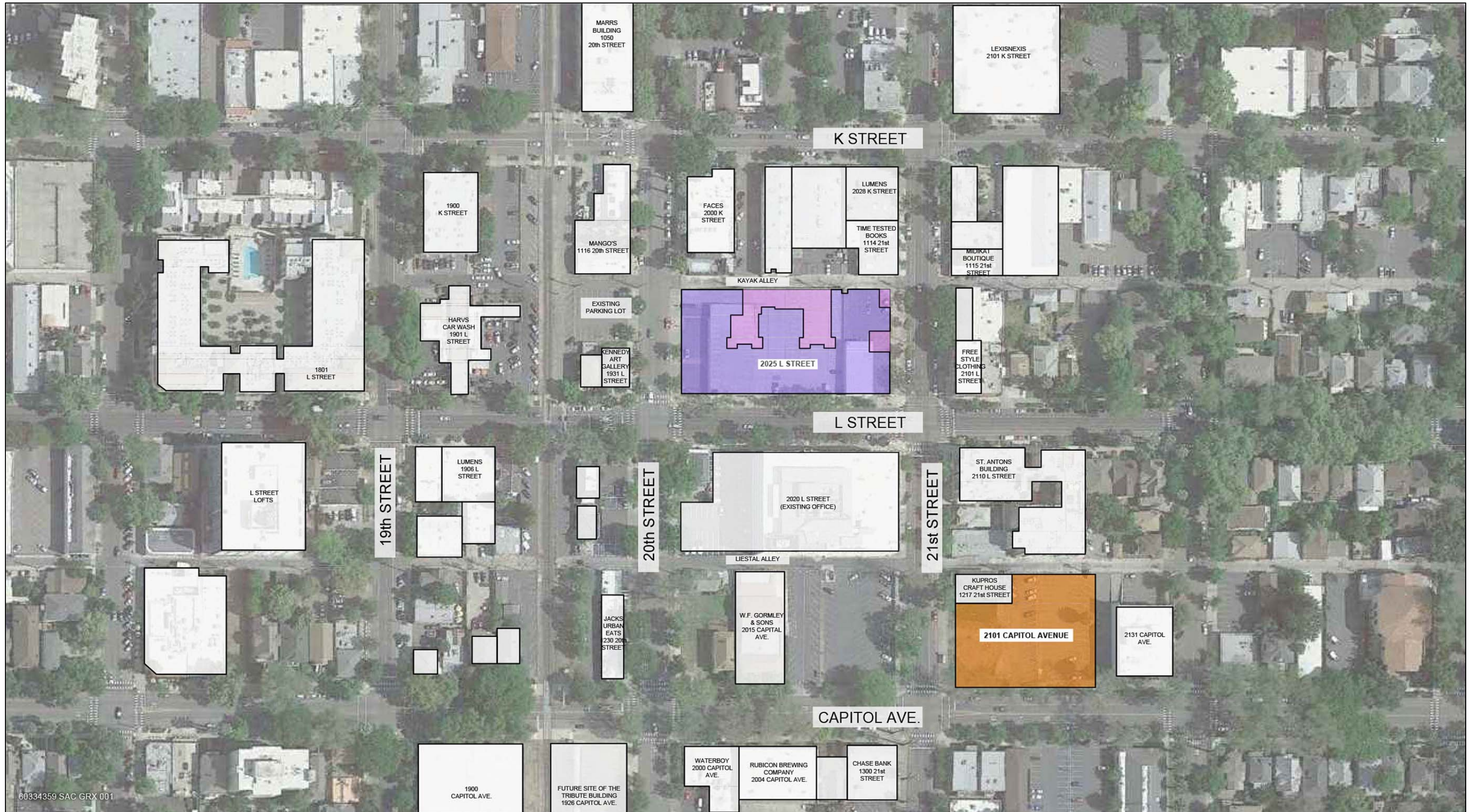


Exhibit 2. Project Location



Exhibit 3. View of 2025 L Street Looking Northeast from the Intersection of L and 20th Streets



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Exhibit 4. View of 2101 Capitol Avenue Ground Floor Retail Space and Parking Structure Looking Northeast from 21st Street toward Capitol Avenue

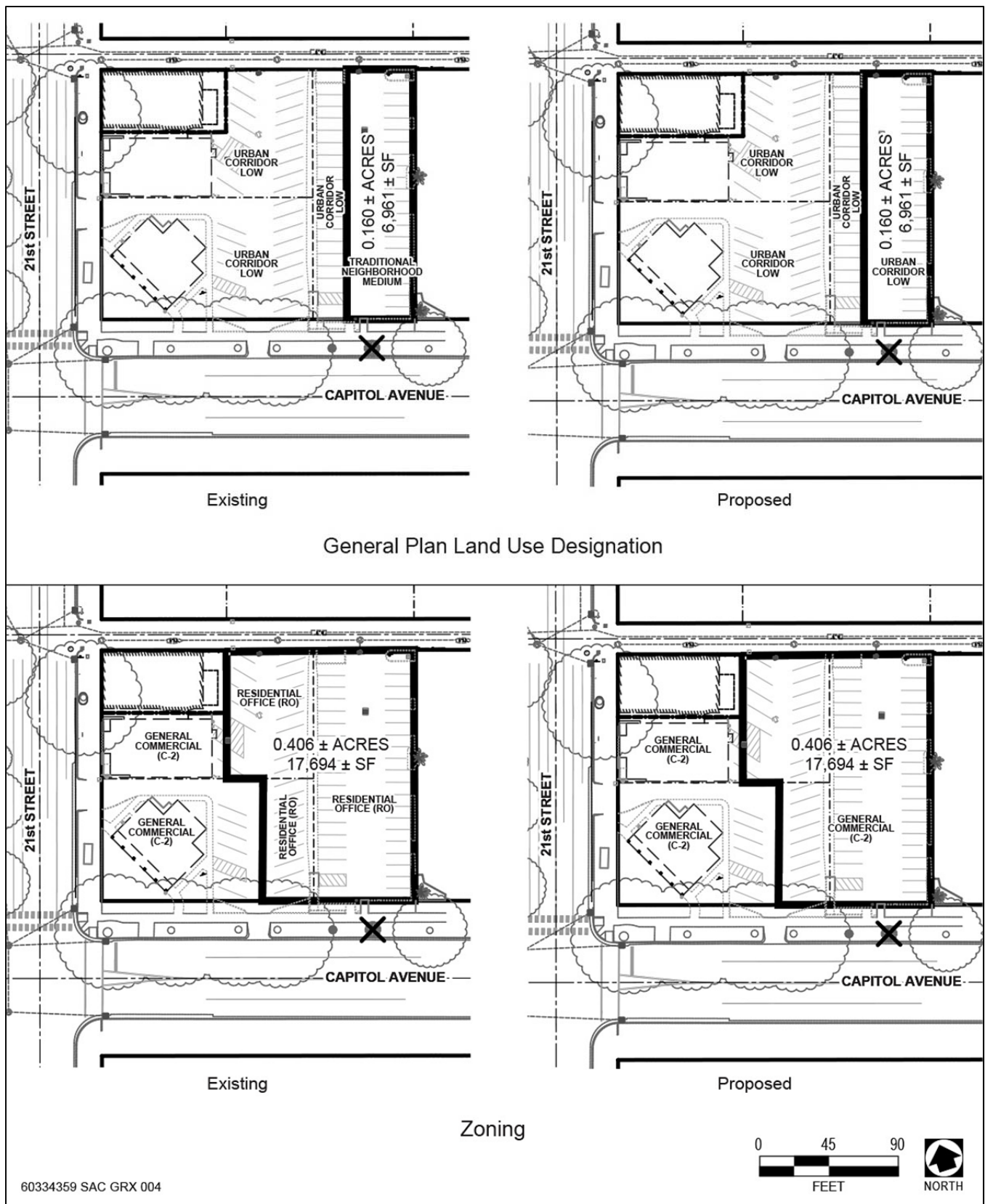


Exhibit 5. Proposed General Plan Land Use Designation and Zoning Changes