

April 3, 2015

TO: Interested Persons
FROM: Dana Mahaffey, Associate Planner

**NOTICE OF AVAILABILITY-DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE 2025 L STREET / 2101 CAPITOL AVENUE MIXED-USE PROJECT
(P14-045) (SCH#: 2014112053)**

PROJECT LOCATION: 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 corner of the intersection of 21st Street and Capitol Avenue

COMMENT PERIOD: April 3 through May 18, 2015

COMMENTS ON THE DRAFT EIR:

As Lead Agency, the City of Sacramento, Community Development Department, Environmental Planning Services, has completed the Draft Environmental Impact Report for the 2025 L Street/2101 Capitol Avenue Mixed-Use project. The document is now available for public review and comment. You may obtain a CD copy of the document at the Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00am and 4:00pm (except holidays). The document is also available for review at the downtown Central Library, 828 I Street. Additionally, as required by Public Resources Code section 21168.6.6, this NOA, the Draft EIR, and all other documents submitted to or relied upon for the preparation of the Draft EIR and all public comments received will be available at the City's Community Development Department, environmental documents webpage at the following link:

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

The 2025 L Street project component would be located on the half-block north 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, an existing surface parking lot would be removed, and a new six-story, mixed-use building would be constructed. This building would house an approximately 42,000-square-foot grocery store on the ground floor.¹ The grocery store would be occupied by a Whole Foods Market. Customer parking would be located on the 2nd and 3rd floors. Approximately 141 apartments in a range of sizes from approximately 544-square-foot studios to approximately 1,330-square-foot, two-bedroom units would be constructed on the 2nd through 6th floors of the building. A club and fitness center for residents, along with an outdoor kitchen, dining, and lounge spaces, would be located on the 4th floor of the building.

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 subterranean parking lot for

¹ This is the total leasable area. The gross commercial square footage is approximately 47,000 square feet.

residential uses would be designed with a ventilation system pulling air from the ground and basement levels up to the top of the 2025 L Street building to avoid accumulation of air pollutants in the parking garage. The proposed project includes bulb-outs at 20th Street and 21st Street to improve the streetscape appearance, enhance pedestrian access, and provide outdoor dining opportunities.

The 2101 Capitol Avenue component of the project proposes to replace the existing surface parking lot with a six-level structure with approximately 13,000 square feet of retail / commercial space and parking for the retail on the ground floor. The structure would include an additional five levels of parking above the ground floor. The existing restaurant, occupied by "Kupros Craft House" would remain in its current location. The replacement parking structure 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 property. This new parking would also replace the existing surface parking on the 2101 Capitol Avenue property. In the evenings and on weekends, 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 midway between 21st and 22nd Street.

The issues discussed within the EIR are those that have been identified as potentially significant impacts including: Aesthetics; Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Noise and Vibration; and Transportation and Circulation. The EIR also includes a section addressing land use planning, population, and housing. Mitigation is included in the EIR to reduce most impacts to less-than-significant levels; however, a significant and unavoidable temporary construction noise impact has been identified.

The Draft EIR is being circulated for a 45-day public review period from April 3, 2015 through May 18, 2015. Written comments regarding the Draft EIR should be received by the Environmental Planning Services NO LATER THAN 4:00 p.m. on May 18, 2015.

Written comments should be submitted to:

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If you have any questions concerning the environmental review process, please call Dana Mahaffey (916) 808-2762.