

Appendix A

Notice of Preparation

NOTICE OF PREPARATION

Date: December 14, 2018

To: Responsible Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of an Environment Impact Report for the Richards Boulevard Office Complex Project, Sacramento, California

Lead Agency: State of California Department of General Services

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Comment Period: *December 14, 2018 – January 14, 2019*

PURPOSE OF NOTICE

The California Department of General Services (DGS) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed Richards Boulevard Office Complex project (RBOC or proposed project), located in central Sacramento.

Pursuant to provisions of the California Environmental Quality Act (CEQA), DGS has prepared this Notice of Preparation (NOP) for the proposed project. Once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible and trustee agencies that an EIR will be prepared (State CEQA Guidelines Section 15082). The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and the potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR.

PROJECT LOCATION

The proposed project site is located on a site in the River District of the city of Sacramento (Figure 1) which currently houses the State Printing Plant and Textbook Warehouse. The site is bounded by Richards Boulevard on the north, North 7th Street on the east, and North B Street on the south, and is immediately east of the Coastline Equipment Crane Division Building and the Capital Investments & Loans Building (Figure 2).

PROJECT DESCRIPTION

The purpose of the Richards Boulevard Office Complex project is to consolidate State office space and address State office space deficiencies in downtown Sacramento and to provide a modern, efficient, and safe environment for State employees and the public they serve.

While the exact design will be developed through a design-build process, DGS anticipates that the proposed project would include approximately 1.3 million gross square feet across three mid-rise office buildings and one high-rise (up to 29 stories) office building. Project amenities would include a cafeteria, auditorium, fitness center, and childcare center. Site improvements may include a parking garage and surface parking spaces, open space, and pedestrian walkways. Building designs will target leadership in energy and environmental design (LEED) Silver level, including Zero Net Energy. Some off-site utility improvements may be made to connect the project site to utility infrastructure.

PROJECT OBJECTIVES

The objectives of the Richards Boulevard Office Complex project are to:

- Consolidate State office space and address State office space deficiencies in downtown Sacramento, while prioritizing building on underutilized State property;
- Accommodate staff from State-owned office buildings targeted for renovation or replacement in such a way as to facilitate the vacation, eventual renovation, and re-occupation of these structures while minimizing disruption to State agencies;
- Provide a modern, efficient, and safe environment for State employees and the public they serve;
- Integrate the new State development with the existing neighborhood;
- Develop a sustainable and energy-efficient building(s);
- Encourage and support the use of alternative commute modes by designing the project to have easy access to multiple transit modes; and
- Maximize the effectiveness of the design-build project delivery method by maintaining sufficient flexibility in the performance criteria to support innovation in the design competition.

RESPONSIBLE AGENCIES

For the purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project (State CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the proposed project. It is anticipated that approval from various City of Sacramento departments will be required to complete construction of the Richards Boulevard Office Complex Project within City right-of-way. Where city approval may constitute a discretionary decision, such as potential approvals related to utility connections, it is expected that the City will use the EIR for the Richards Boulevard Office Complex project to support these decisions. Other agencies whose approval may be required for the project include, but may not be limited to: Central

Valley Regional Water Quality Control Board, California Department of Transportation, Sacramento Metropolitan Air Quality Management District, Regional Transit, and/or Sacramento Municipal Utility District.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will describe the direct and indirect environmental impacts of construction and operation of the Richards Boulevard Office Complex project. Demolition of the existing State Printing Plant and preparation of the site for future construction was addressed previously in the State Printing Plant and Textbook Warehouse Relocation and Demolition Project Initial Study/Mitigated Negative Declaration. The proposed project would be constructed after the project site is cleared in accordance with the description provided in the IS/MND.

It is anticipated that the EIR will address potential impacts associated with the proposed project in the issue areas described below. In addition, the EIR will evaluate alternatives, growth-inducing impacts, and cumulative impacts.

A California Supreme Court decision has resulted in changes to CEQA implementation with regard to the effects of existing environmental conditions on a project's future users or residents. The effects of the environment on a project are generally outside the scope of CEQA unless the project would exacerbate these conditions, as concluded by the *California Supreme Court (see California Building Industry Association [CBIA] v. Bay Area Air Quality Management District (BAAQMD) [2015] 62 Cal. 4th 369, 377)*. Changes to the State CEQA Guidelines to reflect this decision are in process by the State but have not been adopted. This information will be considered throughout the EIR and the proposed project's exposure to existing environmental conditions (e.g., existing noise impacts on the proposed project resulting from operation of the Union Pacific Railroad located south of the project site) will not be addressed as impacts in the environmental analysis.

AESTHETICS, LIGHT, AND GLARE

The proposed project site is located in central Sacramento and was previously developed with urban and industrial uses. The EIR will evaluate the project's potential impacts to the visual character of the developed environment, including building heights, mass, and setbacks; obstruction of important view corridors; and any potential increase in light and glare or change to shadow effects.

AIR QUALITY

The proposed project site, and areas that may be considered for related facilities (e.g., utility easements) are located within the Sacramento Valley Air Basin (SVAB), within the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD), which administers local, State, and federal air quality management programs for Sacramento County. As is typical of construction projects, movement of equipment and wind over bare soils could generate airborne dust. Construction equipment would emit exhaust, including ozone precursors, particulate matter, and air toxics. Total regional operational emissions of criteria pollutants and precursors will be assessed based on project-specific information (i.e., traffic study, energy usage, building location) and compared to applicable SMAQMD

significance thresholds for operational emissions. Short-term construction and long-term operational criteria pollutant emissions will be modeled using the latest version of the California Emissions Estimator Model (CalEEMod) and guidance found in the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Guide to Air Quality Assessment. If operational emissions are found to exceed the SMAQMD's significance threshold for NO_x, ROG, PM₁₀ and PM_{2.5}, an Operational Air Quality Mitigation Plan (AQMP) will be prepared for the project to minimize impacts.

BIOLOGICAL RESOURCES

Sensitive biological resources are those protected by federal, State, or local resource conservation agencies and organizations. The project site was previously developed and demolition of the buildings was addressed in the prior environmental document. The project site is not anticipated to support sensitive habitats or habitat for any special-status species. The EIR will disclose the common biological resources in the area, including vegetation and wildlife, and if identified, the EIR will evaluate the project's potential to impact common and sensitive biological resources.

CULTURAL AND TRIBAL CULTURAL RESOURCES

The EIR will use the results of a historical resources analysis to determine potential impacts to cultural and tribal cultural resources. In addition, outreach to the Native American community and local historical groups will be conducted to solicit information on tribal cultural resources and any known cultural resources concerns or issues. There is the potential for buried prehistoric and historic-era resources within the project area, as there is in much of central Sacramento, and potential impacts to these resources during project construction will be considered in the EIR.

GEOLOGY, SOILS, AND SEISMICITY

No known faults or Alquist-Priolo special studies zones are located in or adjacent to the city of Sacramento; therefore, the proposed project site would not be subject to fault rupture. Site-specific geotechnical evaluation will be prepared and the project design will be required to comply with applicable seismic and other building codes. Existing geological risks will not be addressed in the EIR. Soils exposed during construction and grading can be susceptible to erosion and such erosion potential will also be evaluated in the EIR.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Although the project is proposed to be energy efficient and LEED certified, construction and operation of the project would result in the generation of greenhouse gas (GHG) emissions. Therefore, the EIR will quantify GHG emissions from construction and operation (i.e., building energy, vehicle trips) activities.

HAZARDS AND HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment was prepared for the project site as part of the environmental review of the demolition of the site. The Phase I identifies known hazardous materials or sources of potential hazards (e.g., contaminated soil or groundwater) on the project site or vicinity. A Phase II Environmental Site Assessment was prepared to evaluate the potential for vapor intrusion into the Office of State Printing building near the former naphtha underground storage tank and to evaluate potential

impacts from a suspected former solid waste disposal site in the southern portion of the property. An additional evaluation was conducted which confirmed the elevated arsenic and lead concentrations at the southern end of the Facilities Management Division portion of the existing site. Based on the findings and recommendations of these evaluations, the State is developing and, during demolition of the site, will implement a Soil and Groundwater Management Plan to ensure that contaminated soils and/or groundwater are removed and/or treated such that the remaining site meets, at a minimum, California Department of Toxic Substances Control-industrial limits for hazardous materials-related risks.

Depending on the State agencies located on this site, the proposed project could involve activities such as product testing that could generate hazardous emissions. In addition, the office building would involve the use and storage of small quantities of hazardous materials, such as cleaning materials, commonly used at office and commercial locations. The routine transport, use, and disposal of such materials would be limited. Federal, State, and local laws regulate the transport, use, and storage of hazardous materials. These regulations are designed to avoid significant hazards to the public and environment. Nonetheless, these issues will be analyzed further in the EIR.

HYDROLOGY AND WATER QUALITY

It is anticipated that the project's principal water quality concerns would be related to construction activities, particularly grading and excavation, which could result in increased erosion and sedimentation associated with stormwater runoff. Urban contaminants such as oil, grease, heavy metals, and pesticides and herbicides from proposed development could also be present in runoff. The project will need to comply with the requirements of the National Pollutant Discharge Elimination System General Permit for Construction Activities, including preparation and implementation of a Storm Water Pollution Prevention Plan and site-specific erosion control measures and Best Management Practices. Because the project site was previously developed with impervious surfaces, the project would not result in a substantial increase in ground coverage such that interference with groundwater recharge would occur.

LAND USE AND PLANNING

The project site is located in central Sacramento; construction and operation of new office buildings would not physically divide this community. The project would not develop new, lengthy walls or fences, or other physical impediments to cross-community access. The project may include new roadways or pedestrian walkways that would add access. Although the project site is located in the City of Sacramento, the site is under the jurisdiction of the State; therefore, the project is not subject to city land use plans or zoning. Nonetheless, in addition to evaluating consistency with the State's Capitol Area Plan, the EIR will discuss the project's consistency with relevant City of Sacramento planning policies. There are no habitat conservation plans or natural community conservation plans applicable to the project area.

NOISE AND VIBRATION

Implementing the proposed project would result in short-term and long-term increases in ambient noise levels. The EIR will include a description of the existing noise environment, including noise sources and sensitive receptors in the project area. The EIR will then assess potential short-term (i.e., construction) and long-term (i.e., operational) noise impacts to sensitive receptors. Operational noise changes may be

generated by proposed stationary sources such as ground floor commercial, emergency backup generators, and parking facilities, as well as mobile sources such as vehicle trips.

POPULATION AND HOUSING

Because the purpose of the project includes office space, the project is expected to have a minor effect on local population and housing. However, where State employees move from other existing office space, the vacated office space would become available to others, potentially indirectly allowing for an overall increase in the number of employees in the central city or regional area. Therefore, the EIR will describe the existing population and housing characteristics of the region and central city area; identify potential effects of the project on population and housing, including the need for additional housing, effects on existing housing in the Capitol Area, and the effect on the local housing inventory.

PUBLIC SERVICES

The City of Sacramento Fire Department (SFD) provides fire protection and emergency medical services to the project area, including State-owned office buildings. Although the proposed project would be designed and constructed in compliance with all applicable fire protection regulations, the EIR will evaluate the project's potential impact to the provision of fire protection services. Police protection to the project site is provided by the California Highway Patrol (CHP) Office of Capitol Protection (OCP). Although it is anticipated that existing police services would be adequate to serve the proposed project, the EIR will evaluate the project impact to law enforcement. The potential net increase in office space and associated employees in the central city will also be considered in evaluating the project's potential impacts to the provision of parks and recreation facilities. Because the project does not propose removal or construction of housing, it is not anticipated to have a material impact on schools.

TRANSPORTATION AND CIRCULATION

The project would increase the total amount of office space in central Sacramento once the proposed project is complete. An increase in occupied office space would cause a commensurate increase in traffic on local roadways and demand for transit and other modes of travel. The EIR will evaluate the project's construction-period and operational AM and PM peak hour trip generation and how the project may affect delays and level of service (LOS) at key intersections. Vehicle miles traveled (VMT) and access to the project site will also be assessed. The EIR will analyze project impacts on the roadway, bicycle, pedestrian, and transit systems.

UTILITIES, INFRASTRUCTURE, AND ENERGY

The EIR will evaluate the project-related impacts to infrastructure and capacity of water supply and treatment, sewer and wastewater treatment, drainage and stormwater, electricity, and natural gas. Wastewater treatment and disposal for the proposed project would be provided by the Sacramento Regional County Sanitation District's (RegionalSan) Sacramento Regional Wastewater Treatment Plant (SRWTP). Under existing conditions, wastewater generated in the project area is conveyed to the SRWTP by the City's combined stormwater runoff and sanitary sewer system (CSS). The proposed project may potentially contribute to a net increase in the volume of wastewater flows entering the CSS and arriving at the SRWTP for treatment. The City of Sacramento is the water supplier for the project site; any project-

related increase in water demand will be evaluated in the EIR to determine if there is sufficient water supply. Heating and cooling for the new building may be supplied by steam and chilled water delivered via underground pipeline from a new central plant located on site. If the project requires any new or modified utility infrastructure, the environmental effects of that utility work will be evaluated in the EIR.

CUMULATIVE IMPACTS

Implementation of the proposed project could potentially result in significant impacts to the above resource areas. When taken together with the effects of past projects, other current projects, and probable future projects, the project's contribution to the overall cumulative effect of all these activities could be considerable. Cumulative impacts and the project's contribution to those impacts will be evaluated in the EIR.

ALTERNATIVES

In accordance with the State CEQA Guidelines (14 CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the proposed project that are capable of meeting most of the project's objectives, and that would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of a No Project Alternative and will also identify the environmentally superior alternative.

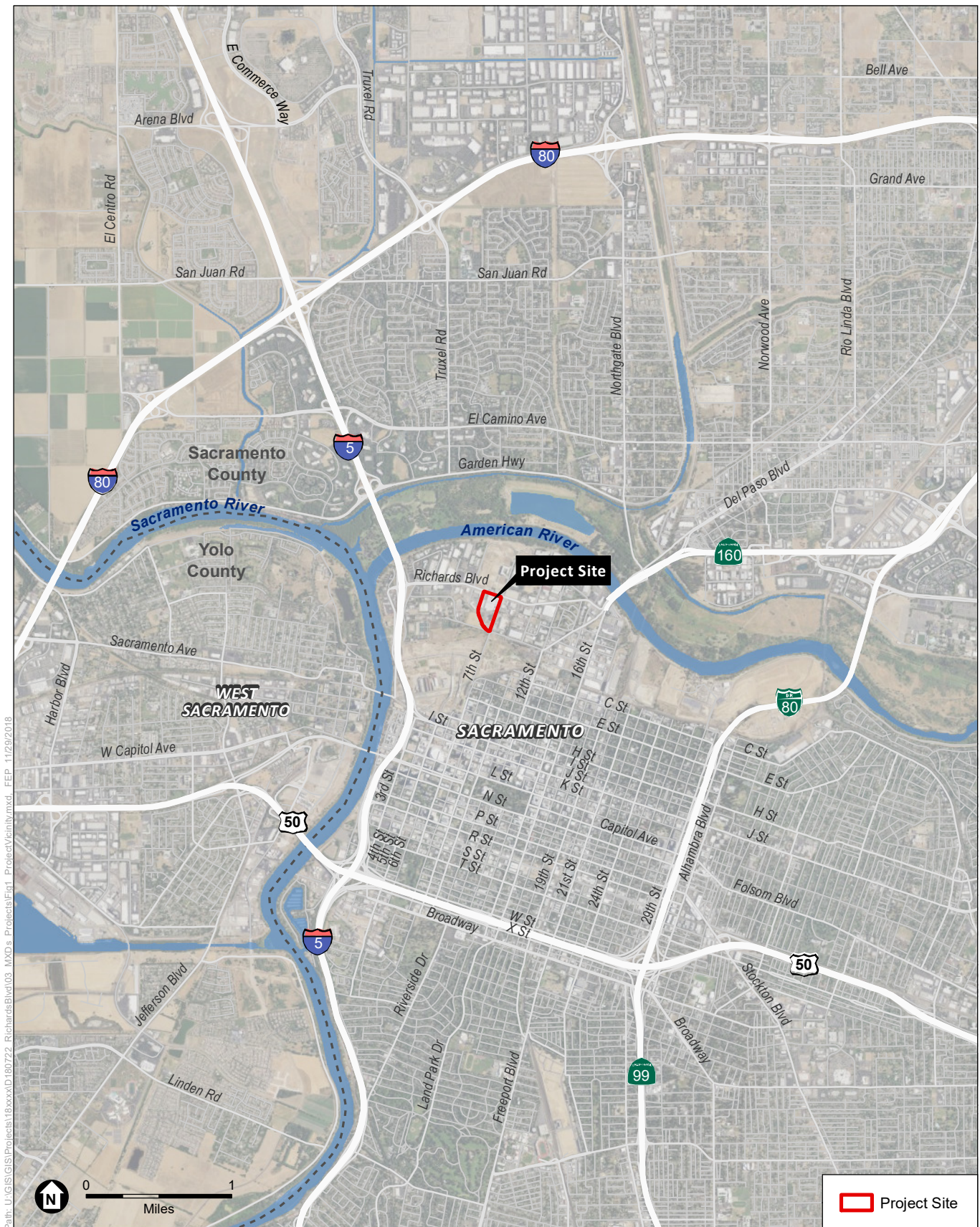
PUBLIC REVIEW PERIOD

This Notice of Preparation is being circulated for public review and comment for a period of 30 days beginning on December 14, 2018. An open house format scoping meeting will be held from 4:00 PM to 7:00 PM on Thursday, January 10, 2019 at the Smythe Academy Middle School Cafeteria, located at 700 Dos Rios St, Sacramento, CA 95811. Agencies and individuals may attend the scoping meeting at any time to obtain information on the project, ask questions of project team members, and provide comments. A brief presentation on the proposed project and the CEQA process will be given hourly. Written comments will be accepted by DGS through 5:00 PM on January 14, 2019. Comments must be delivered or mailed to Ms. Stephanie Coleman at the address listed above.

Copies of the Notice of Preparation may be reviewed at the following locations:

- Online at: <http://www.dgs.ca.gov/resd/Programs/EnvironmentalServicesSection/CaliforniaEnvironmentalQualityAct.aspx>
- Sacramento Central Library at 828 I Street during library hours;
- Department of General Services, Environmental Services Section between 8:00AM and 4:30PM; or
- Request a copy by email at environmental@dgs.ca.gov.

Your views and comments on how the project may affect the environment are welcomed. Please contact Ms. Coleman if you have any questions about the environmental review process for the proposed Richards Boulevard Office Complex project.



SOURCE: Esri, 2012; USDA, 2016; ESA, 2018

Richards Boulevard State Office Complex

Figure 1
Project Vicinity



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SOURCE: USDA, 2016; HGA, 2018; ESA, 2018

Richards Boulevard State Office Complex

Figure 2
Project Site

