

Appendix A

Notice of Preparation and Comments

NOTICE OF PREPARATION

Date: April 11, 2019

To: Responsible Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Capitol Annex Project, Sacramento, California

Lead Agency: State of California Department of General Services

Contact: Stephanie Coleman, Senior Project Manager
Department of General Services, Environmental Services Section
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Comment Period: April 11, 2019 to May 13, 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 Capitol Annex Project (proposed project), located in downtown 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 (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 bounded by 10th Street on the west, N Street on the south, L Street on the north, and 12th Street on the east (following the alignment of 12th Street across Capitol Park), on the site of the State Capitol building. The site encompasses portions of the western half of Capitol Park (Figure 1, below).

PROJECT DESCRIPTION

This project would involve the demolition and reconstruction of the approximately 325,000 square foot existing Capitol Annex building (Annex), which was added to the east side of the Capitol building in 1952 (Figure 1). The existing Annex is occupied by the Legislature and executive branch and contains offices, hearing rooms, conference rooms, and supporting facilities. The Annex basement contains underground parking for the Legislature and executive branch.

Replacement of the Annex is proposed to address numerous deficiencies in the existing building including:

- life safety/building code deficiencies,
- non-compliance with Americans with Disabilities Act (ADA) standards,
- overcrowding,

- aging and failing infrastructure (e.g., plumbing, electrical, heating/cooling), and
- insufficient public and working space

The new Annex would serve the same purpose as the existing Annex, providing office space, hearing rooms, conference rooms, and supporting facilities for the Legislature and executive branch. The new Annex would be occupied by approximately the same number of elected officials and staff as the existing Annex. However, the new Annex would provide up to approximately 515,000 gross square feet of space compared to the 325,000 square feet in the existing Annex. The new Annex would meet all current building codes, ADA standards, and energy efficiency standards. It has not yet been determined whether the new Annex would be connected to the Capitol Building (e.g., current Capitol Building/Annex configuration) or would be a stand-alone building slightly to the east of the Capitol Building with a walkway between both buildings. The new Annex building would be no taller than the base of the existing Capitol dome.

During project construction, the Legislature and executive branch offices and related facilities would be temporarily located in the new 10th and O Street Office Building, which is currently under construction. The building site is located between 10th Street and 11th Street, north of O Street. An EIR for the 10th and O Street Office Building Project (State Clearinghouse NO. 2018072065) was certified in December 2018 (EIR available at: <https://www.dgs.ca.gov/RES/RES/Real-Estate-Services-Division-Resources-List-Folder/Information-and-Resources-for-CEQA>). A potential underground connection between the Capitol and the 10th and O Street Office Building and/or the existing Legislative Office Building (LOB) at 1020 N Street is being considered as part of the Capitol Annex Project. Adjustments to traffic flows on N Street between 10th and 11th Streets, including temporary closures, are also being considered to facilitate pedestrian movement between the Capitol and the LOB and 10th and O Street Office Building.

Existing public entry/security checkpoints at the Capitol are provided at the north and south sides of the Annex. When the Annex is closed for demolition, these entries/security checkpoints would be closed. To provide continued safe and efficient public entry to the Capitol while the Annex replacement is underway, and after completion of the project, the project would include a new underground visitors center on the west side of the Capitol (Figure 1). The new visitor's center would be approximately 30,000 square feet and would be located between 10th Street and the west steps of the Capitol. An above-ground entrance would be provided near 10th Street with both stair and elevator access. Visitors would then move underground, through a security checkpoint, and enter the Capitol through the basement. Surface ground disturbance would be primarily in the area between 10th Street and the Capitol west steps.

The existing parking in the Annex basement would be abandoned. This underground parking would be replaced with new underground parking on the south side of the Capitol (Figure 1). Surface ground disturbance would primarily be in the area between N Street and the Capitol south steps. The new underground parking would accommodate up to 200 parking spaces. The current Annex basement parking has entries/exits on both L Street and N Street. Entry and exit from the new underground parking would be provided on N Street. It is not yet known if entry and exit would also be provided on L Street.

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 (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 would be required to complete construction of the Capitol Annex Project. Where city approval may constitute a discretionary decision, such as potential approvals related to street abandonments or utility connections, it is expected that the City would use the EIR for the Capitol Annex Project to support these decisions. Other agencies whose approval may be required for the project include, but may not be limited to, the Central Valley Regional Water Quality Control Board, State Historic Preservation Officer, Sacramento Metropolitan Air Quality Management District, and Sacramento Municipal Utility District.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will describe the direct and indirect environmental impacts of construction and operation of the Capitol Annex Project. It is anticipated that the EIR will address potential impacts associated with the proposed project in the following issue areas. In addition, the EIR will evaluate alternatives, growth-inducing impacts, and cumulative impacts.

Land Use

The project site is located in downtown Sacramento; construction and operation of a new Annex and related facilities would not physically divide this community. The project would not develop new roadways/freeways/arterials, lengthy walls or fences, or other physical impediments to cross-community 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 consistency with relevant City of Sacramento planning policies. There are no habitat conservation plans or natural community conservation plans applicable to the project area.

Population, Employment, and Housing

Because the purpose of the project is to replace an existing building with a new building to support roughly the same number of elected officials and staff, operation of the project is expected to have little to no effect on local population and housing. Project construction could result in a temporary increase in employment and local population. Therefore, the EIR will describe the existing population and housing characteristics of the region and downtown 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.

Transportation and Circulation

The project would increase the total square footage of office space in downtown Sacramento but would have little to no effect on the number of employees/elected officials served by that office space. Therefore, project operation would result in few, if any, new vehicle trips relative to existing conditions. The project could affect local traffic patterns in the immediate vicinity around Capitol Park during construction, if vehicle entry to/exit from underground parking is altered relative to existing conditions, or if pedestrian or bicycle movement patterns are altered. 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 at key intersections. Vehicle miles traveled 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 and Infrastructure

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 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. The City of Sacramento is the water supplier for the project site; any project-related changes in water demand will be evaluated in the EIR. Like for the existing Annex, heating and cooling for the new building and related facilities may be supplied by steam and chilled water delivered via underground pipeline from the State's Central Plant at 7th and P Streets. If the project requires any new or modified utility infrastructure, the environmental effects of that utility work will be evaluated in the EIR.

Air Quality

The proposed project site is 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. Due to the new building being a replacement of an existing building, the planned increase in energy efficiency relative to the existing building, the availability of transit access, the urban location, and based on SMAQMD air quality screening criteria, the project is anticipated to comply with SMAQMD operational emissions levels; therefore, the preparation of an Air Quality Mitigation Plan is not planned. However, 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.

Greenhouse Gas Emissions and Climate Change

Although the project would be more energy efficient than the existing building it replaces, 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 operational (i.e., building energy, vehicle trips) activities.

Noise

Implementing the proposed project would result in short-term and potentially 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 emergency backup generators, and changes in access to parking facilities, as well as mobile sources such as vehicle trips.

Geology and Soils

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. Although the proposed project would adhere to these construction standards, and the seismic risk in Sacramento is low, the risk associated with constructing a the equivalent of a new office building, as well as underground facilities, will be assessed in the EIR, including geologic and soils hazards such as liquefaction, expansive soils, and lateral spreading. Soils exposed during construction and grading can be susceptible to erosion and such erosion potential will also be evaluated in the EIR.

Hydrology and Water Quality

It is anticipated that the project's principal water quality concerns will 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 much of the project site is currently developed with impervious surfaces (e.g., existing Annex, walkways, concrete, sidewalks), the project would not result in a substantial increase in ground coverage such that interference with groundwater recharge would occur.

Hazardous Materials and Public Health

A Phase I Environmental Site Assessment will be prepared for the project and will identify known hazardous materials or sources of potential hazards (e.g., existing building materials, contaminated soil or groundwater) on the project site or vicinity. If present, hazardous materials could be released during grading/earth moving and/or building demolition during construction of the new building and facilities. The proposed project would not involve activities such as industrial or manufacturing uses that could generate hazardous emissions. However, the Annex 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 every aspect of hazardous materials transport, use, and storage. These regulations are designed to avoid significant hazards to the public and environment. Nonetheless, these issues will be analyzed further in the EIR.

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, the Capitol, the existing Annex, and the surrounding Capitol Park are historic resources, or contribute to historic resources, which would trigger consultation with the State Historic Preservation Officer per Public Resources Code Section 5024/5024.5 addressing the treatment of State-owned 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 downtown Sacramento, and potential impacts to these resources during project construction will be considered in the EIR.

Biological Resources

Sensitive biological resources are those protected by federal, state, or local resource conservation agencies and organizations. The project site is developed with buildings and park facilities and is not anticipated to support sensitive habitats and is unlikely to support 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.

Public Services

The Sacramento City Fire Department (SCFD) 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 minor change in employees/elected officials downtown 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 an impact on schools.

Aesthetics/Light and Glare

The proposed project site and areas that may be considered for related facilities are located in downtown Sacramento and are currently developed with urban and park uses. The EIR will evaluate the project's potential impacts to the visual character of the developed downtown environment and to Capitol Park, including building heights, mass, and setbacks; tree removal; obstruction of important view corridors; and any potential increase in light and glare or shadow effects.

Cumulative Impacts

Implementation of the proposed project could potentially result in significant impacts to some of 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 the 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 32 days beginning April 11, 2019. An open house format scoping meeting will be held from 4:30 p.m. to 6:30 p.m. on Tuesday, May 7, 2019 at the Sheraton Grand Hotel, 13th and J Street Sacramento, CA 95814. 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 p.m. on May 13, 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:

- ▲ Sacramento Central Library at 828 I Street during library hours;
- ▲ Department of General Services, Environmental Services Section between 8:00 a.m. and 4:30 p.m.; or
- ▲ request a copy by email at: environmental@dgs.ca.gov.
- ▲ <http://bit.ly/DGSCEQA>

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 Capitol Annex Building Project.

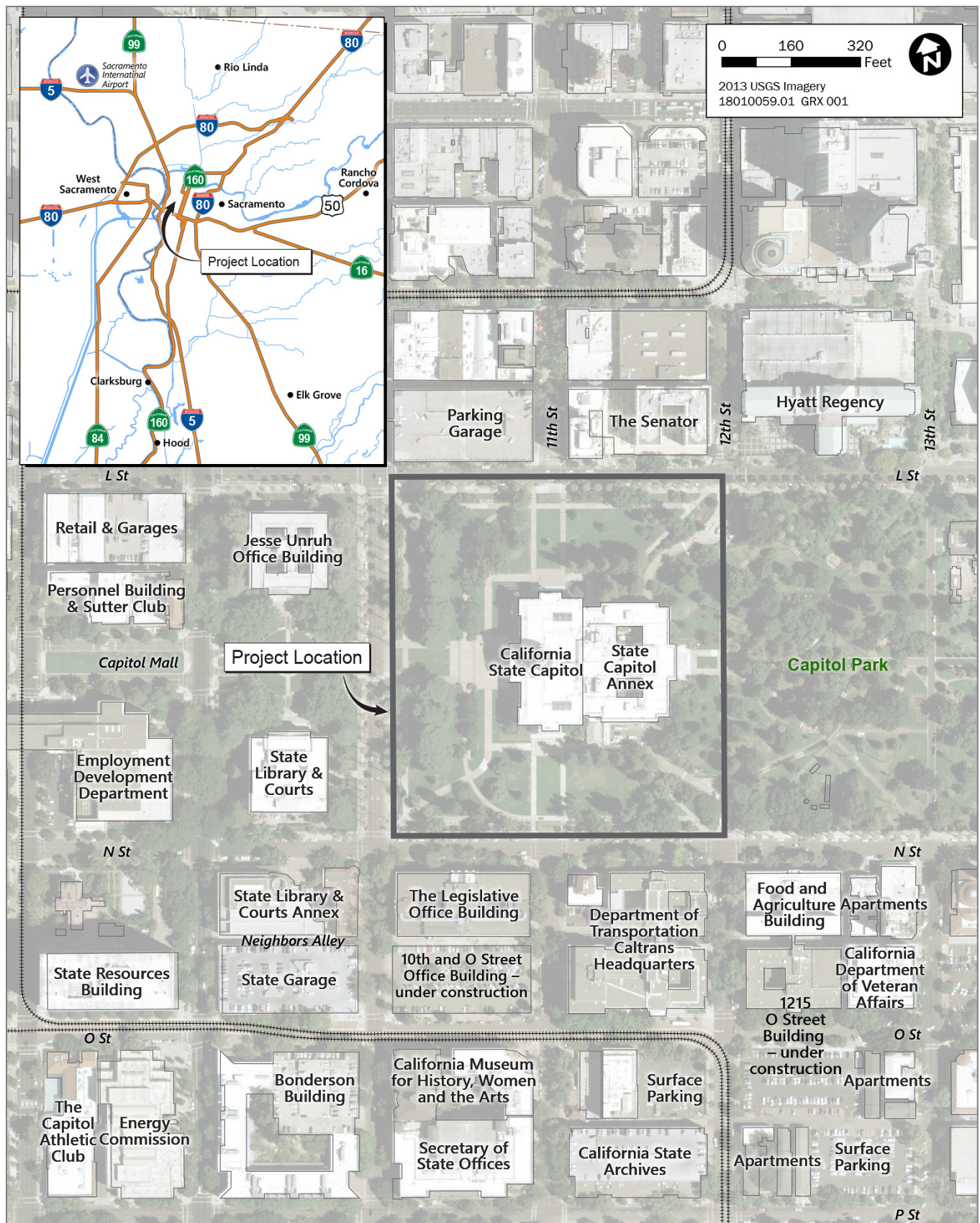


Figure 1 Project Location

The following table identifies the agencies, organizations, and individuals who submitted comments on the NOP. All comments were provided in writing via letter or e-mail.

Date	Commenter
Agency or Organization	
May 6, 2019	Jordan Hensley, Environmental Scientist Central Valley Regional Water Quality Control Board
May 10, 2019	Joseph James Hurley, Associate Air Quality Planner/Analyst Sacramento Metropolitan Air Quality Management District
May 13, 2019	California Historic State Capitol Commission
May 13, 2019	Pelle Clarke, Senior Engineer City of Sacramento Department of Public Works, Transportation Division
May 13, 2019	Gretchen Steinberg, President SacMod
May 13, 2019	Nicole Goi Sacramento Municipal Utility District
Individual	
May 13, 2019	Paula Jan Peper

Transportation Division

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May 13, 2019

Stephanie Coleman
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P.O. Box 989052
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**SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report for the
Capitol Annex Project, Sacramento, California**

Dear Mrs. Coleman:

Thank you for including the City of Sacramento in the environmental review process for the project referenced above. The proposed project would involve the demolition and reconstruction of the existing Capitol Annex Building to increase the gross building size from 325,000 to 515,000 square feet. The existing parking in the Annex Building will be abandoned in favor of a new 200 space underground parking facility on the south side of the Capitol. The existing underground parking is accessed via L Street and N Street; the new underground parking has proposed access through N Street with a contingent access proposed at L Street. Business conducted in the Capitol Annex building will temporarily be relocated to the new 10th and O Street Office Building. An underground connection between the Capitol Annex Building, and the O Street Office Building and/or the Legislative Office Building is being considered. Adjustments to traffic flows are being considered to facilitate pedestrian movement between these three sites, as an increase in pedestrian movement is anticipated. A 30,000 square foot underground visitor center is proposed on the west side of the Capitol, adjacent to 10th Street. The center's proposed access would be provided via an aboveground stair and elevator access near 10th Street, thus increasing pedestrian movement along 10th Street between L Street and N Street.

City of Sacramento has the following comments which we would like to be addressed in the Draft EIR for this project:

1. The City of Sacramento's Central City Specific Plan integrates a number of planned transportation improvements and programs to further enhance the downtown grid. In the vicinity of the proposed project, the future infrastructure improvements include but are not limited to:
 - 10th Street, 15th Street, and L Street lane reduction from 3 lanes to 2 lanes;
 - N Street conversion from an eastbound 1-Way vehicle travel to 2-Way vehicle travel;
 - Pedestrian network improvements within the vicinity of the project site;
 - Class II Enhanced Buffered Bike Lane along 10 Street and 15th Street, Class II Bike Lane along N Street adjacent to the project site, the existing Class II Bike Lane bisecting Capitol Park;
 - Bus Stop enhancements on 15th Street adjacent to the project site, etc.

All this planning effort needs to be taken into consideration with the development of the Capitol Annex Project.

2. The City of Sacramento 2035 General Plan Mobility Element, Policy M 1.2.2, allows LOS F within the Core Area provided that provisions are made to improve the overall system, promote non-vehicular transportation, and/or implement vehicle trip reduction measures as part of a development project (see page 2-168 2035 City of Sacramento General Plan). Therefore, an evaluation of the project impacts to the transportation system should not focus only on LOS at intersections, it should address the overall impacts on the circulation system within the project vicinity to improve the overall system.
3. According to SB743, VMT analysis shall be required for all development projects, please follow the latest guidelines provided for this effort and plan on methods to address reducing the VMT of this project if found higher than the threshold
4. In addition to intersection level of service analysis please include a detailed analysis of pedestrian, bicycle, and transit system impacts and identify appropriate mitigation measures that includes but is not limited to pedestrian sidewalks, crossings, adequate bicycle parking and access, transit stop enhancements, sufficient driveway throat depth length, and other appropriate transportation system improvements. In the analysis, incorporate the planned transportation improvements and programs referenced in comment #1.
5. The proposed project is required to comply with Sacramento City Code Section 12.20.020 to prepare a traffic control plan for any construction activities that may obstruct vehicular or pedestrian traffic on city streets. The plan is subject to review and approval of the City of Sacramento director of Department of Public Works. The City

Code Section 12.20.030 outlines the minimum requirements for information that must be provided in the traffic control plan. Traffic control plan is subject to review and approval of the City of Sacramento director of Department of Public Works.

6. Access to parking garages and location of driveways need to be evaluated so that there will be no queuing and spill back to public streets.
7. Pursuant to City Code Section 17.700.060, a Transportation System Management Plan is required. The Transportation System Management Plan shall be subject to review and approval by the City, Department of Public Works.
8. The proposed project should take into considerations the changes into the circulation system due to the interaction between the proposed Capitol Annex Building, the O Street Office Building, and the Legislative Office Building.
9. The City of Sacramento will be looking forward to see what improvements to the pedestrian, bicycle and transit system would be provided to improve all modes of transportation within the project vicinity given the close proximity to the light rail system along O Street.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development and we would like to be included on early review of the proposed project site plan.

If you have any questions regarding these comments, please contact Alex Switzgable at (916)-808-7808 or by email at JSwitzgable@cityofsacramento.org.

Sincerely,

Pelle Clarke, Senior Engineer
City of Sacramento
Department of Public Works, Traffic Engineering



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

REC'D BGS
REAL ESTATE SERVICES
PROJ MGMT & DEVELOPMENT

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Central Valley Regional Water Quality Control Board

6 May 2019

Stephanie Coleman
Department of General Services
P.O. Box 989052
West Sacramento, CA 95798

CERTIFIED MAIL
7017 2620 0001 1359 2110

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, CAPITOL ANNEX PROJECT, SCH#2019049066, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 11 April 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Capitol Annex Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

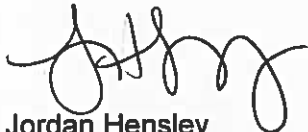
If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A

complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read 'J. Hensley', with a stylized flourish at the end.

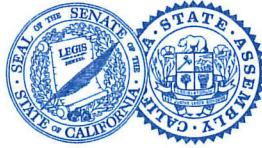
Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

California Historic State Capitol Commission

MEMBERS

ROBERTA DEERING, LEED AP
PAULA PEPPER, URBAN ECOLOGIST
RAYMOND GIRVIGIAN, FAIA
RETIRED CHAIR EMERITUS



EX-OFFICIO MEMBERS

NANCY LENOIL, CA, FSAA
STATE ARCHIVIST
GREG LUCAS
STATE LIBRARIAN
JULIANNE POLANCO
STATE HISTORIC PRESERVATION OFFICER

RICHARD COWAN, PE, CHAIR

MEMORANDUM

DATE: May 13, 2019

TO: Stephanie Coleman, Senior Project Manager
California Department of General Services
RES-D-PMDB-Environmental Services
4th Floor MS 509
P.O. Box 989052
West Sacramento, CA 95798

FROM: Historic State Capitol Commission

RE: Capitol Annex Project Environmental Impact Report Scoping
Comments

The California State Capitol Building's listing in the National Register of Historic Places includes both the Annex and the West Wing. The Annex was designed by Alfred Eichler, whose body of work is significant. It is the last State building designed in-house by State employees, rather than by outside consulting firms. Mr. Eichler was a founding Board Member of the Capital Chapter of the American Institute of Architects. The Annex is a wonderful example of the Moderne style of architecture and employs the best technology of the 1950s for foundation, structure, and art complementary to the West Wing.

Under National Register Criterion A (Association with events that have made a significant contribution to the broad patterns of our history) the Annex is significant for its association with the post-war growth and development of California and the subsequent growth of the state government to meet the needs of the state. It was during this period that California began to take its place as a world leader in science, technology, and began to influence the national and world culture through art, music, fashion, film, and even progressive public policy. These events were understood by the designers of the Annex, and the building embodies those ideas.

Preservation and reuse of structures and their associated embodied energy is the most sustainable, least wasteful of alternatives compared with a new building.

The Historic State Capitol Commission submits the following comments relating to the Capitol Annex Project Environmental Impact Report (EIR):

1. Comprehensive historical, cultural landscape, and cultural prehistoric resources documentation and evaluation of significant features and characteristics, according to National and/or California Register Standards, are needed in this EIR for:
 - a. the existing Annex building – exterior and interior;
 - b. Capitol Park – the entire park – to understand relationship with the proposed project area;
 - c. the area between the Jesse Unruh Building and Library & Courts Building, if this area is potentially to be part of an expanded project area relative to possible entries into a proposed underground visitors' center;
 - d. prehistoric resources within the project area, and potentially expanded project area per 1.c above;
 - e. the protected view corridor from Capitol Mall to the west façade of the Historic State Capitol; and,
 - f. the Annex building in relation to the Historic West Wing and to Capitol Park.
2. The historical/cultural/prehistoric resources documentations and evaluations need to be undertaken by firms with recognized experience in historical, architectural, landscape and prehistoric resources evaluations. The documentations and evaluations are necessary in order to:
 - a. identify and evaluate the proposed project's potential significant impacts on historical/cultural/prehistoric and cultural landscape resources;
 - b. develop feasible alternatives that could achieve most or all project objectives and that could lessen potential impacts on these resources to less than significant levels; and,
 - c. develop measures that could mitigate impacts or lessen potential significant impacts to less than significant levels.
3. The project description states that the project is "demolition and reconstruction" and "replacement." The graphics accompanying the scoping meeting called the project a "New 5 Story Building." Alternatives, including a rehabilitation, restoration, or potentially an adaptive reuse alternative (which could include rehabilitation and expansion of the existing Annex building), as cited in the Project's legislation, using the California Historical Building Code and the Secretary of the Interior's (Rehabilitation) Standards for the Treatment of Historic Buildings and Standards for Cultural Landscapes, need to be developed by firms that are experienced in major historical properties rehabilitation and adaptive reuse (architecture, structural, landscape architecture and geotechnical firms) in order to determine if there is a feasible alternative that would lessen potential significant impacts and also achieve most or all of the project objectives. Note, the report prepared by CHSQA for the Joint Committee on Rules earlier this year did not evaluate the potential for the rehabilitation of the Annex, and, in particular, did not evaluate the Annex building's potential for upgrades and improvements that

could be made utilizing the California Historical Building code. The program requirements may be sufficiently met by a project retaining the historic Annex. It is

4. entirely possible to both create a functioning Capitol and preserve an historic building.
5. Any new aboveground structure anywhere in Capitol Park or the fountain court/area between the Jesse Unruh Building and Library & Courts Building could have a significant impact on historical and cultural resources, as well as on the protected view corridor of the Capitol's west façade. Alternatives that would eliminate the need for any proposed aboveground structures to access a proposed underground visitors' center, especially in that portion of Capitol Park west of the Capitol's most significant primary façade, or in the fountain court/area, as previously noted, must be comprehensively evaluated. Any potential aboveground entrances to the proposed visitors' center should be kept away from the statutory view corridor from Tower Bridge to the Capitol, or be only at grade to avoid adding to the visual obstruction of the view.
6. Alternatives that would minimize or eliminate the need for proposed additional driveways and curb-cuts on N Street, and expansion of area for underground parking, need to be evaluated. The impacts upon pedestrian and bicycle route safety also need to be evaluated.
7. Alternatives that would consider and allow for off-site parking to minimize impacts to historic, cultural and landscape resources, should also be part of the EIR. Parks are not building sites.
8. Analysis of the impacts of multiple openings on the west wing foundation and basement wall for any proposed underground visitors' center and any proposed underground south parking garage should be part of the EIR.
9. It is likely that public gatherings will impact areas of Capitol Park that do not normally receive high foot traffic and use; large areas normally used by the public will be fenced off during construction. CHP permitting of events should be analyzed and locations adjusted to reduce event impact during construction. Michael Nielson, DGS Grounds Operation Manager, should be consulted for his opinions and guidance on tree moving, removal, and propagation of new stock, as well as the operation of all irrigation systems. Mr. Nielson has 20 years of working knowledge of the park, including hands-on work with the certified arborist hired to assess tree risk.
10. Many of the trees that either need to be removed or will have roots impacted by excavation are old; some are historic. An analysis of the environmental effects on the park landscape should be undertaken by firms with an expertise in issues with large parks, including tree preservation, management, management during construction, and recycled and desalinated water effects. Construction guidance can be found in the American National Standard for Tree Care Operations; Tree, Shrub, and Other Woody Plant

Management Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction) ANSI A300 (Part 5), as well as the companion publication: Best Management Practices: Managing Trees During Construction, which provides the best guidelines for establishing protective barriers around large trees based on their diameters-at-breast height.

The Commission appreciates the opportunity to comment on the scope for the EIR on the Capitol Annex Project.

From: Environmental@DGS
To: [Sean Bechta](#); [Sydney Coatsworth](#); [Kirsten Burrowes](#)
Subject: FW: Capitol Scoping Comment
Date: Tuesday, May 14, 2019 9:40:31 AM

FYI

STEPHANIE COLEMAN | Project Management and Development Branch | Environmental Section
Senior Environmental Planner | **Environmental Services** | o **916.376.1602** c **916-217-6185** | Stephanie.coleman@dgs.ca.gov

From: Paula Peper <ppeper@surewest.net>
Sent: Monday, May 13, 2019 4:08 PM
To: Environmental@DGS <Environmental@dgs.ca.gov>
Subject: Capitol Scoping Comment

Dear Stephanie,

I am writing to you as a private citizen and not a member of the Historical State Capitol Commission. My concern is that you obtain the best advice available in regards to any analysis regarding the potential for saving, moving, and transplanting trees on this project. As you no doubt know, there are numerous tree organizations game to take on the effort, but for a holistic and realistic approach, you might consider Nelda Matheny and/or Jim Clark with HortScience (now part of Bartlett Tree Expert Company) based in Pleasanton. Nelda, in particular, has had extensive experience with trees in parks much greater than ours. They are internationally known and highly respected for their tree knowledge above and below ground.

Their contact information is here:

nmatheny@bartlett.com

<https://www.hortscience.com/UserFiles/cvs/NeldaMathenyCV-Sept2012.pdf>

jclark@bartlett.com

<https://www.hortscience.com/UserFiles/cvs/JimCV-Jan10.pdf>

The overall website is here:

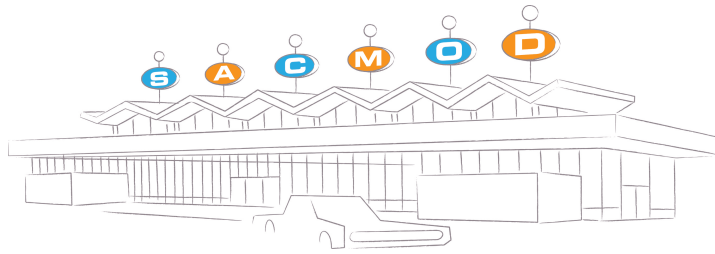
<https://www.hortscience.com/default.aspx>

Please consider adding them to those you have to choose from.

Thank you,

Paula

Paula Jan Peper
Historical Environmental Research
3790 Las Pasas Way
Sacramento, CA 95864
Phone: 916-359-8003



May 13, 2019

Submitted by e-mail

Stephanie Coleman, Senior Project Manager
Department of General Services, Environmental Services Section
707 3rd Street, MS-509
West Sacramento, CA 95605
E-mails: stephanie.coleman@dgs.gov, environmental@dgs.gov

**Re: Notice of Preparation for an Environmental Impact Report for the
Capitol Annex Project, Sacramento, California**

Dear Ms. Coleman,

Thank you for the opportunity to comment on the proposed project that involves the demolition of the existing Capitol Annex building (Annex).

Sacramento Modern (SacMod) is a 501(c)(3) non-profit organization founded in 2010; we are dedicated to preserving modern art, architecture, and design in the Sacramento region. We do this by conducting historical and architectural research and evaluation, home tours, bike tours, walking tours, film screenings, preservation campaigns, publications, and educating the public about modernism.

Capitol Annex Architectural Significance:

The existing Capitol Annex is architecturally significant, both as an example of mid-20th century modern (MCM) architectural design, and for its design as an addition to the State Capitol's West Wing. It is also significant as the work of a Master: State Architect Alfred Eichler, who is known for designing the Tower Bridge in Sacramento and numerous public buildings throughout California, and whose work has recently been

A 501(c)(3) non-profit organization dedicated to promoting, preserving and protecting modern art, architecture and design in the Sacramento region.

Gretchen Steinberg 4910 South Land Park Drive, Sacramento, CA 95822
gretchen@SacMod.org
SacMod.org

highlighted by the California State Archives in an online exhibit: “The Alfred Eichler Collection,” <https://www.sos.ca.gov/archives/alfred-eichler-collection/>

The Annex exhibits significant features and characteristics representative of the MCM style, including its exterior and many elements found in its public hallways and spaces. A wonderful account extolling and documenting these features, including current-day and historic images, can be found in a commemorative brochure from October 2015 — “Public Art Tribute: California State Capitol Annex, A self-guided tour,” which was compiled by the Office of the Assembly Chief Clerk in Consultation with Assembly and Senate Committees on Rules, and published by the Joint Committee on Rules, California State Legislature (*see attachment to this letter*).

State Architect Alfred Eichler designed the Annex addition to the State Capitol in an appropriate, respectful, and understated manner. Work began on the Annex in 1949 and was completed in 1952. While Eichler’s design aesthetic was clearly of its era, he understood the need to let the State Capitol’s West Wing’s design dominate, in terms of massing, setting, and exterior detail.

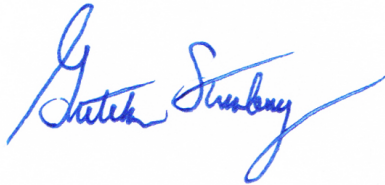
Proposed Annex Project:

The proposed demolition and project will have significant impacts on the historic Annex and landscaping in Capitol Park. We stress the need for a complete and thorough historic evaluation of the Annex.

Further, all design alternatives must be thoroughly and appropriately evaluated, including rehabilitation according to the Secretary of the Interior’s Standards.

1. The evaluation of *all* project alternatives must be considered, including the utilization of the California Historical Building Code (CHBC). The CHBC provides for structural, accessibility, egress and other code compliance approaches related to historic buildings such as the Annex.
2. A rehabilitation alternative must be considered that utilizes the Secretary of the Interior’s Standards — the Rehabilitation Standards for Historic Buildings, which provide consideration for significant features and characteristics, while allowing for the elimination or alternation of non-significant features, and which also provide standards for the design of additions to historical buildings.
3. The proposed projects will also have significant impacts to Capitol Park. In addition to the consideration of significant impacts to the Annex building itself *and* its historical setting —both of which retain a high degree of integrity— a complete analysis on the project’s impact to historic resources in Capitol Park must be conducted. This includes impacts to the significant cultural landscape and potentially significant archaeological sites of Capitol Park, as well as significant impacts to the historic plantings and design of the park, and its historic and pre-historic features.

Thank you for your consideration of these concerns,

A handwritten signature in blue ink, appearing to read "Gretchen Steinberg". The signature is fluid and cursive, with a long, sweeping underline.

Gretchen Steinberg, President, SacMod

Attachment:

Public Art Tribute: California State Capitol Annex, A self-guided tour

Public Art Tribute: California State Capitol Annex



A Self-Guided Tour

*Compiled by the Office of the Assembly Chief Clerk
in Consultation with Assembly and Senate Committees on Rules*



*Published by the
Joint Committee on Rules
California State Legislature
October 2015*

THE HISTORIC STATE CAPITOL BUILDING

has undergone numerous modifications since its completion in 1874. In the decades following its original construction, major renovations sought to create more office space within the Capitol's original walls. Staircases were removed, ceilings were lowered to accommodate a fourth floor, and the Supreme Court and State Library were moved to a new complex across the street. By the post-World War II era, California was experiencing a population boom, increasingly complex legislation, and multiple special sessions to cope with unprecedented growth. The 20th century Legislature had outgrown its 19th century building.

In 1949, the largest and most visible change to the architecture of the Capitol commenced: a modern, six-story "Capitol Annex" was added to the eastern section of the Historic State Capitol building. Although the ornate semicircular East Wing ("apse") was demolished, the new \$7.6 million Annex provided a much needed 350,000 square feet of additional office space for the Legislature and the Governor. When the construction was completed in 1952, the State Capitol complex finally had adequate space for public hearing rooms, legislative and gubernatorial offices, conference rooms, as well as parking facilities and a loading dock.

To mark more than 60 years since the Capitol Annex dedication, a public art tribute is now on display throughout the building.* Included in this guide is a floor-by-floor explanation of Annex décor and the public art tribute to California's Capitol Annex.

*The public art murals were commissioned in 2012 by then-Assembly Speaker John A. Pérez

EXTERIOR: ANNEX EAST ENTRANCE

❶ A contemporary architectural style distinguishes the Annex, while insofar as is possible, blending with the lines and style of the heavy construction used in the original building. Streamlined and efficient, it is 210 feet long, 269 feet wide, and 103.5 feet in height from street level to the top of the sixth floor. Designed by Alfred Eichler*, the Capitol Annex reflects a streamline institutional modernism, with elements of modified Classical Revival architectural style: spare and crisp with cast iron cornices, relief columns, and honeycombed windows punctured by cast aluminum Art Deco panels depicting flora and fauna. ❷ Embracing the east entrance doors, five massive cast aluminum panels, designed by Olof Carl Malmquist, showcase mid-relief images of modern development in industry, science, law, and transportation—a democracy seen in images of common people working the fields, panning for gold, and teaching the young. These massive decorative panels were the result of collaboration between an artist, architect, castor, and fabricator: Malmquist, Murray, Matheu, and Toland. ❸ Their engraved signatures are located on a scroll within the panel to the right of the east entrance doors. A 1953 trade magazine touted the Annex metal work as “a symphony of outstanding ornamental craftsmanship.”

*Alfred W. Eichler was a State Architect for the Division of Architecture. He is known for designing the Tower Bridge in Sacramento and numerous other public buildings throughout California.

1



2



3



FIRST FLOOR

❶ Within the first floor corridors, framed in black marble inset displays invite visitors to explore all 58 California counties. The walls are of St. Genevieve rose marble and the flooring is of Adorado marble from Missouri. ❷ The main entrance to the Governor's Office is outlined in black and gold Montana marble, representing the oil and gold resources of California. The double doors are constructed of native California woods, including pin oak, redwood burl, orange, and lemon.

1



2



SECOND FLOOR

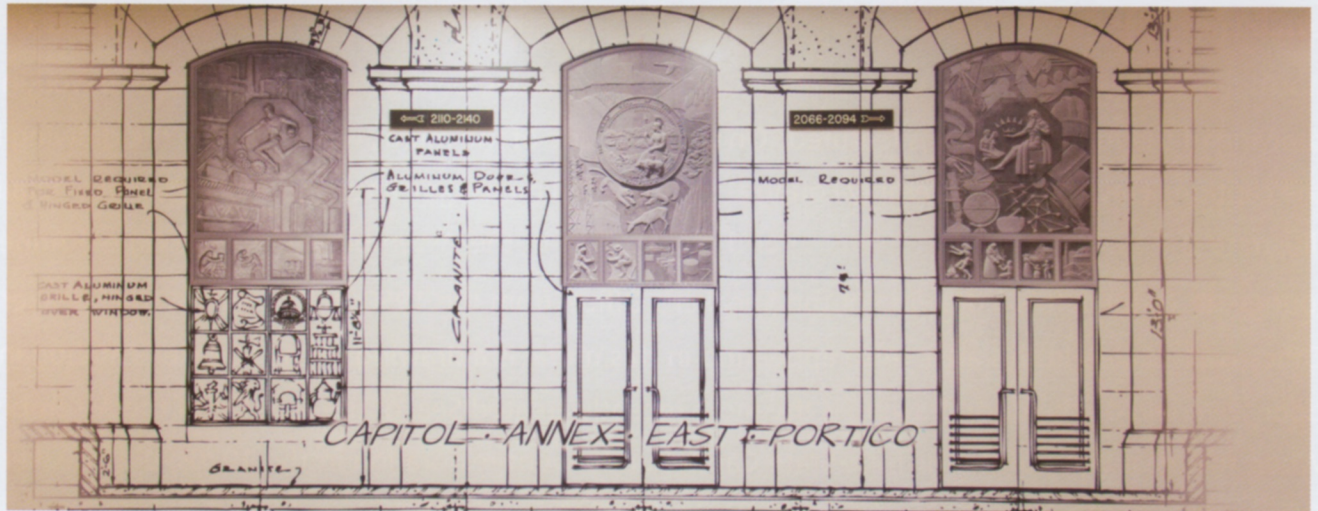
❶ When you step off the second floor elevators, you will face a large metallic grey mural on the lobby wall. This mural is a projection of the Bear Flag, represented here in a monochromatic style. ❷ As you pan to the right, the flag transitions to the Great Seal, also illustrated in grey and black tones. ❸ Turn to the left, and proceed to the east end of the corridor and directly ahead, you will see three images of arched sculptural panel molds. These greyscale images are inserted within a massive enlargement of the actual portico blueprints adorning the wall. If you were standing in Capitol Park looking at the east entrance to the Annex, you would see these same massive castings similarly arranged above the east entrance doors.

1



2

3



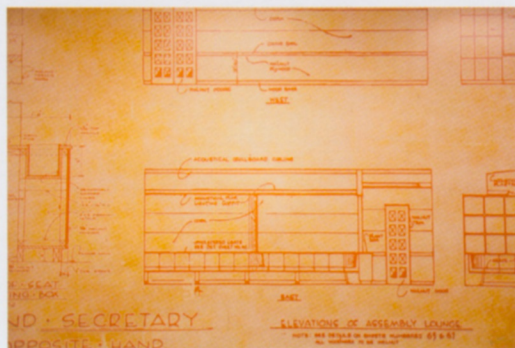
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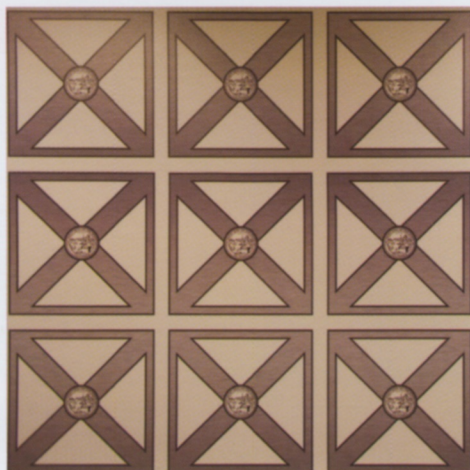
3



FIFTH FLOOR

1 Following a modern metallic color scheme, the fifth floor honors the use of aluminum throughout the Annex interior and exterior. The repetitive square patterns mimic the large exterior aluminum grilles, the sizes of which were never before attempted by a California fabricator at the time of construction. Bay Area fabricator Clyde Toland created the metal box pattern grilles mounted above the north and south Annex entrances. This metal grillwork is similar to other ornamental pieces manufactured by Toland in mid-century buildings in the Northern California region. The murals also include repetitive images of the State Seal to visually balance the artwork and to highlight the formality of the business that is transacted in this important public building. 2 Moving beyond the grille murals, visitors can walk toward the West Wing, and at the end of the corridor they will see an image of the second floor west portico mounted on the curved outer wall of the rotunda.

1



2



1



Historical images from the Annex in the 1950's



Governor's Office Public Reception Area



Governor's Private Office



Governor's Conference Room

Historical images from the Annex in the 1950's



Ladies Restroom Lounge



Governor's Cabinet Room



First Floor Displays Installation

Historical images from the Annex in the 1950's



Senate Members' Lounge



Assembly Members' Lounge

Historical images from the Annex in the 1950's



Legislative Office



Office of Speaker Luther Lincoln (1955)

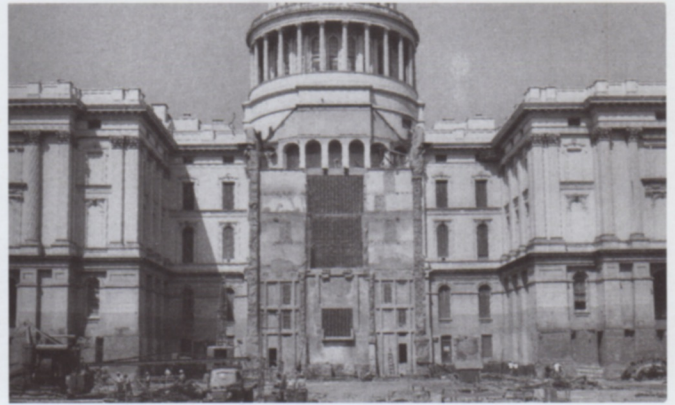


First Floor Corridor Looking West

Historical images of the Annex



Capitol with apse before removal for Annex



Capitol with apse removed



Capitol Annex under construction, 1950

May 10, 2019

Stephanie Coleman, Senior Project Manager
Department of General Services, Environmental Services Section
Mailing Address: P.O. Box 989052, West Sacramento, CA 95798
Street Address: 707 3rd Street, MS-509, West Sacramento, CA 95605
Phone: 916-376-1602

RE: Sac Metro Air District comments on the Notice of Preparation of an Environmental Impact Report for the Capitol Annex Project, Sacramento, California

Dear Ms. Coleman:

Thank you for providing the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed Capitol Annex Project (project) to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) for review. This project consists of the demolition of the approximately 325,000 square foot existing Capitol Annex building and the construction of a new Annex that would provide up to approximately 515,000 gross square feet of space. Primary uses include office space, hearing rooms, conference rooms, supporting facilities for the Legislature and executive branch, an underground parking garage with up to 200 parking spaces, and a potential underground connection between the Capitol and adjacent state buildings. Sac Metro Air District staff (District Staff) comments on the project NOP and design recommendations follow.

California Environmental Quality Act (CEQA) Comments:

Construction (Short-term) Emissions: If the EIR concludes that the project is likely to exceed the Sac Metro Air District mass emission threshold for construction of 85 lbs/day of NO_x; District staff recommends the project comply with the Construction-Generated Criteria Air Pollutant and Precursor Emissions policies from the *Guide to Air Quality Assessment in Sacramento County*¹.

Operational Emissions: District staff note that the project is not anticipated to exceed the Sac Metro Air District threshold of significance for operational emissions. However, the Sac Metro Air District Operational Screening Table² recommends a project level analysis for Government Office Buildings of 106,000 square feet or more in size based on CalEEMod Land Use analysis. The EIR should include an analysis of operation emissions of the project. If the analysis of the project's operational emissions show a probability to exceed the Sac

¹ The Sac Metro Air District's *Guide to Air Quality Assessment in Sacramento County* provides methods to analyze air quality impacts from plans and projects. Chapter three of the guide covers Construction-Generated Criteria Air Pollutant and Precursor Emissions and is available at:

<http://www.airquality.org/LandUseTransportation/Documents/Ch3ConstructionFINAL5-2017.pdf>

² The Sac Metro Air District Operational Screening table is available at:

<http://www.airquality.org/LandUseTransportation/Documents/Ch4+Ch6OperationalScreening4-2018.pdf>

Metro Air District's operational threshold³ of 65 lbs/day of NOX or ROG emissions, District staff recommend that the EIR include an Air Quality Mitigation Plan (AQMP) that includes measures to reduce operational emissions by 15% or more. Should the project develop an AQMP, District staff request consultation to review the document for technical adequacy prior to inclusion in the final EIR.

Greenhouse Gas Emissions and Climate Change: In addition to a quantification of the anticipated construction and operational emissions associated with the project, the EIR should include a threshold of significance supported by substantial evidence. If the project is determined to be significant for Greenhouse Gas Emissions and Climate Change the EIR should include all feasible mitigation.

Transportation & Circulation: District staff note that the project will include analysis of project impacts on roadway, bicycle, pedestrian, and transit systems. District staff also note that the project may include adjustments to traffic flow on N Street between 10th and 11th street of facilitate pedestrian movement between the Capital and adjacent state buildings. District staff recommend that the project EIR includes analysis of modifications to enhance bicycle, pedestrian, and transit user travel adjacent to and within the project site. Specifically the analysis should consider the impacts of the following project elements:

1. Enhancements to the North/South multi-use path that bisects the park along the 13th street corridor
2. Protected bike trails separate from pedestrian trails along N street, L street, 10th Street, and 15th street (the Capital park perimeter)
3. Improvements to Regional Transit Bus stops that serve the project site
4. Improvements to the crosswalks and pedestrian crossings along N street, L street, 10th Street, and 15th that serve the project site
5. Designated parking for shared mobility & micro-transit devices such as JUMP BikeShare, Uber scooters, and short-term racks for visitors.
6. Long-term bicycle parking for employees
7. The impacts of charging market-rate pricing for private vehicle parking, paid by users. Include analysis of the impacts of different parking schemes such as only offering a daily rate, offering daily & monthly rates, ETC.

Design Recommendations:

Access to existing Public Transit: District staff note that the project site is within a quarter mile of the existing Archives Plaza and Cathedral Square light-rail stations. District staff recommends the inclusion of a clearly delineated pedestrian route with signage between project and nearby light-rail stations.

Automobile Parking: District staff recommends the inclusion of Electrical Vehicle Charging stations within the Capital Annex parking garage and along project site perimeter roadways. Parking spaces with EV chargers should be have appropriate signage to ensure the spaces remain available for electric vehicles, and be located near the garage entry.

The project is located in the Central City area of the City of Sacramento, which features high levels of bicyclists and pedestrians. The entry to the parking garage should be designed to

³ The Sac Metro Air District Threshold of Significance Table is available at:
<http://www.airquality.org/LandUseTransportation/Documents/CH2ThresholdsTable5-2015.pdf>

minimize conflicts & enhance safety for bicyclists and pedestrians traveling on the sidewalks and roadways adjacent to the project site.

Parking facilities should be designed to accommodate off-hour public-use similar to the parking facilities at the state-owned East End Garage at 17th street and Leistal Alley.

Bicycle Parking: District staff recommends the inclusion of short-term bicycle parking for visitors and long-term bicycle storage for staff. These facilities should be of sufficient quantity to ensure that bicycle parking related to the project does not overflow onto informal bicycle parking locations (street furniture, street signs, etc.).

Short-term bicycle parking for visitors should be adjacent to public entrances and feature racks that allow for the storage of personal bicycles and shared-mobility/micro-transit devices such as JUMP BikeShare, Uber scooters, ETC.

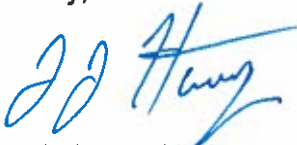
Long-term bicycle parking for employees should be in a secure, ground-level, multi-bicycle room with racks that can accommodate a variety of bicycle shapes and sizes, and provides electrical service to allow for the charging of e-bicycles.

General Comments:

All projects are subject to SMAQMD rules at the time of construction. Specific rules that may relate to construction activities are attached. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800.

Please contact me at 916-874-2694 or jhurley@airquality.org if you have any questions regarding these comments and recommendations.

Sincerely,



Joseph James Hurley
Associate Air Quality Planner/Analyst
Land Use & CEQA section-Communication, Land Use & Mobile Sources Division
jhurley@airquality.org
916.874.2694

Cc: Paul Philley, SMAQMD

ATTACHMENT

SMAQMD Rules & Regulations Statement (revised 1/2017)

The following statement is recommended as standard condition of approval or construction document language for all development projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):

All projects are subject to SMAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916.874.4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the SMAQMD early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a permit include, but are not limited to, dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower is required to have a SMAQMD permit or a California Air Resources Board portable equipment registration (PERP) (see Other Regulations below).

Rule 402: Nuisance. The developer or contractor is required to prevent dust or any emissions from onsite activities from causing injury, nuisance, or annoyance to the public.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 414: Water Heaters, Boilers and Process Heaters Rated Less Than 1,000,000 BTU PER Hour. The developer or contractor is required to install water heaters (including residence water heaters), boilers or process heaters that comply with the emission limits specified in the rule.

Rule 417: Wood Burning Appliances. This rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 453: Cutback and Emulsified Asphalt Paving Materials. This rule prohibits the use of certain types of cut back or emulsified asphalt for paving, road construction or road maintenance activities.

Rule 460: Adhesives and Sealants. The developer or contractor is required to use adhesives and sealants that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Other Regulations (California Code of Regulations (CCR))

17 CCR, Division 3, Chapter 1, Subchapter 7.5, §93105 Naturally Occurring Asbestos: The developer or contractor is required to notify SMAQMD of earth moving projects, greater than 1 acre in size in areas "Moderately Likely to Contain Asbestos" within eastern Sacramento County. The developer or contractor is required to comply with specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.

13 CCR, Division 3, Chapter 9, Article 5, Portable Equipment Registration Program: The developer or contractor is required to comply with all registration and operational requirements of the portable equipment registration program such as recordkeeping and notification.

13 CCR, Division 3, Chapter 9, Article 4.8, §2449(d)(2) and 13 CCR, Division 3, Chapter 10, Article 1, §2485 regarding Anti-Idling: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes. These apply to diesel powered off-road equipment and on-road vehicles, respectively.



Sent Via E-Mail

May 13, 2019

Stephanie Coleman
Department of General Services, Environmental Services Section
707 3rd Street, MS-509
West Sacramento, CA 95605

Subject: Capitol Annex Project / NOP /

Dear Ms. Coleman

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) for the Capitol Annex Project. SMUD is the primary energy provider for Sacramento County and the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed Project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

It is our desire that the Project NOP will acknowledge any Project impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
 - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
 - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery

More specifically, SMUD would like to have the following details related to the electrical infrastructure incorporated into the project description. All of the below-listed facilities currently serve, either wholly or in part, the facilities located within the Notice of Preparation (NOP) area:

- Existing 12 kV network underground (UG) infrastructure under the south Capitol entrance driveway (from N Street) to the Capitol Building loading dock area within the NOP area.
- Existing 12 kV network manhole (MH) in the south Capitol entrance driveway (from N Street) within the NOP area.
- Existing 12 kV network MH in N Street at the intersection of the south Capitol entrance and N Street adjacent to the NOP area.
- Existing 12 kV network transformer vault located just adjacent to (south of) the Capitol south entrance loading dock area, under the lawn area within the NOP area.

As a result of this project the estimated proposed facilities are *subject to change* pending final service requirements and arrangements for the NOP area. The following indicated estimated proposed facilities will be contingent upon any electrical service changes requested as part of the Capitol Annex Building Project. This includes either or:

- (1) increase in size to the existing electrical service panel or panels and/or (2) additional electrical service panels to the facilities outlined in the NOP area.
- Additional space for 12 kV network transformers within the NOP area. The location of this space would, ideally, be located adjacent to or near the existing 12 kV network transformer vault as noted in the existing facilities section and as seen in Exhibit 1. The size of this space would be commensurate with the changes or additions to the electrical service panels.
- Additional 12 kV UG circuits within the NOP area contingent upon the location and scope of the additional transformer space, should it be needed.

SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents.

Environmental leadership is a core value of SMUD and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this NOP. If you have any questions regarding this letter, please contact SMUD's Environmental Management Specialist, Rob Ferrera, at Rob.Ferrera@smud.org or 916.732.6676.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Goi".

Nicole Goi
Regional & Local Government Affairs
Sacramento Municipal Utility District
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Sacramento, CA 95817
nicole.goi@smud.org

Cc: Rob Ferrera