

## NOTICE OF PREPARATION

**Date:** December 2, 2019

**To:** Responsible Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report for the Resources Building Renovation Project, Sacramento, California

**Lead Agency:** State of California Department of General Services

**Contact:** Stephanie Coleman, Senior Environmental Planner  
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

**Comment Period:** December 2, 2019 to December 31, 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 Resources Building Renovation 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 Resources Building, a 17-story building within the downtown/Capitol area, is located at 1416 9th Street, in downtown Sacramento. The Resources Building is located southwest of the California State Capitol and south of the Capitol Mall corridor. As shown on Figure 1, the project site encompasses approximately three quarters of the block bounded by N Street on the north, 9th Street on the east, O Street on the south, and 8th Street on the west. The building covers most of the southern half of the block, south of Neighbors Alley. The northeastern portion of the block, which is occupied by trees and bicycle lockers, is included in the project site as is Neighbors Alley; however, the northwestern portion, which supports the Leland Stanford Mansion State Historic Park, is not part of the project and are not included in the project site.

## PROJECT DESCRIPTION

The Resources Building was constructed in 1964 and has been continuously occupied for nearly 50 years. The building serves as the headquarters for the California Natural Resources Agency and includes staff from the departments of Fish and Wildlife, Water Resources, Parks and Recreation, and Forestry and Fire Protection. The Resources Building is necessary to fulfill office space needs in the Sacramento Region. DGS has identified it as an important functioning government building because of its gross square footage, occupant density, centralized location, and access to transit. However, the building, which is considered a "high rise" by the building code, has received minimal repair and updating since its construction. In 2015, DGS prepared facility condition assessments

(FCAs) for the DGS-controlled state-owned office buildings in Sacramento. The results of the FCAs, and subsequent ranking of the buildings, became the basis of a Ten-Year Sequencing Plan for building renovation. The Resources Building was ranked first for buildings in Sacramento with the highest need for replacement or renovation.

Employee capacity of the Resources Building is approximately 2,400. Renovation would not substantially modify the number of employees housed there, but efficiencies gained through renovation could conservatively accommodate an additional 100 employees (an increase of 4 percent), or a total of 2,500. The current occupants would be moved to the new Resources Building (the P Street Office Building, which is under construction on the block bounded by 7th and 8th Streets and O and P Streets) along with additional California Natural Resources Agency departments. After renovation, the building would be occupied by employees from the Employment Development Division (EDD). The project supports DGS' strategic mission to provide the highest level of customer service in fulfilling state agencies' facility and real property needs by ultimately providing new or renovated office space to replace existing deficient office space. The project would also be consistent with statutory directives and requirements used to guide state office space planning and development (including water conservation and energy reduction measures) as referenced in DGS's 2016 Five-Year Infrastructure Plan.

As identified in DGS' *2014 Resources Building Renovation Study Update* (updating a 2001 study), there are serious seismic deficiencies and absence of modern high-rise fire, life, and safety elements. The goal of this project is to protect the health and safety of the Resources Building occupants and to extend the useful life and viability of the building by correcting the fire/life safety deficiencies and completely upgrading all infrastructure systems.

The compulsory code-required improvements include: seismic upgrade, installation of a building-wide fire sprinkler system, reconstruction of three 17-story exit stair towers, and replacement of asbestos-containing fireproofing. Extensive demolition is required to replace the antiquated mechanical, plumbing, electrical, security, and telecommunication systems. The project would include removal of architectural barriers in accordance with the Americans with Disabilities Act (ADA) and the California Building Code (CBC). Replacement of the building envelope (roof, windows, and exterior pre-cast concrete panels) is necessary to correct seismic deficiencies, alleviate water intrusion, and to increase energy efficiency. Lead- and asbestos-containing materials are present throughout the existing building and require abatement.

To complete these improvements, the project would involve a comprehensive tear-down, leaving the building's steel frame, and then reinforcement/rebuild. The reconstruction would address the necessary improvements while matching the building's current mass and height. The project would make the building safe while honoring the building's historic qualities. The project goal is to achieve Zero Net Energy and Leadership in Energy and Environmental Design (LEED) Silver certification.

## 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 will be required to complete the project. 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 Resources Building Renovation Project to support these decisions. Other agencies whose approval may be required for the project include, but may not be limited to: 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 Resources Building Renovation 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 Resources Building is located in downtown Sacramento; renovations and subsequent operation of the existing building would not alter land use and would not develop any physical impediments that could physically divide this community. Although the project site is located in the City of Sacramento, the site is owned by and 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.

## **Population, Employment, and Housing**

The Resources Building, which is approximately 657,000 gross square feet, is included in the DGS Ten-Year Sequencing Plan, and is necessary to fulfill office space needs in the Sacramento Region. The project involves renovation of the building, through which space efficiencies to accommodate approximately 100 additional employees may be realized. This four percent increase in employees would not substantially affect local/regional population, employment, or housing opportunities. Further information/analysis will be provided as part of the EIR.

## **Transportation and Circulation**

The project would result in a minor increase in the total amount of office space and employees (approximately 100 additional employees) in downtown Sacramento, which could 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 be assessed, and the project's construction and operational impacts on the roadway, bicycle, pedestrian, and transit systems will be evaluated.

## **Utilities and Infrastructure**

Although the proposed increase of 100 building occupants represents only a four percent increase, 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 (SRCSD's) Sacramento Regional Wastewater Treatment Plant (SRWTP). Wastewater generated in the project area is conveyed to the SRWTP by the City's combined stormwater runoff and sanitary sewer system (CSS); the potential change in wastewater flows to the CSS and the SRWTP will be evaluated. 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. Cooling for the renovated building would continue to be supplied by chilled water delivered via underground pipes from the State's Central Plant at 7th and P Streets. However, the building would have on-site electric heating and would no longer be served steam from the Central Plant. 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 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. Construction equipment would emit exhaust, including ozone precursors, particulate matter, and air toxics. Due to the planned energy efficiency, the availability of transit access, the urban location, and based on SMAQMD air quality screening criteria, the project would comply with SMAQMD operational emissions levels; therefore, the preparation of an Air Quality Mitigation Plan would not be required. 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

As noted above with respect to air quality, although the project is proposed to be highly energy efficient, construction activities and subsequent 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 and evaluate the change in GHG emissions in comparison to existing project site conditions.

## Energy

This section will evaluate whether implementation of the project would result in the inefficient, wasteful, or unnecessary consumption of energy during construction or operation of the project. The building runs on electricity and would continue to do so after renovation. No natural gas would be used for operation of the renovated building, only cooling would be provided by the State's Central Plant, and DGS has a contract with SMUD for renewable energy. Emissions associated with electricity use for the building, and for cooling provided by the Central Plant chillers, would be offset by 100-percent renewable energy purchase through the State's contract with SMUD.

## Noise

Implementing the proposed project may result in short-term and long-term increases in ambient noise levels through demolition, renovation, and construction activities. 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, parking, and 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. The project design will be required to comply with applicable seismic and other building codes. The proposed project would involve a demolition of much of the building, maintaining the steel frame, and then reconstructing the building. The project would involve limited ground disturbance, as limited work is proposed to the building's foundation. Because the project would adhere to current building codes, and because the seismic risk in Sacramento is low, significant impacts related to geologic and soils hazards are not anticipated.

## Hydrology and Water Quality

The project site is currently developed with impervious surfaces (e.g., the building and sidewalks); therefore, the project would not result in a substantial increase in ground coverage such that interference with groundwater recharge would occur. Because the project would reconstruct an existing building, would involve limited ground disturbance, and would continue to connect to the City's stormwater system, significant impacts related to hydrology and water quality are not anticipated.

## Hazardous Materials and Public Health

The EIR will identify known hazardous materials or sources of potential hazards (e.g., asbestos, lead, or underground storage tanks) at the project site, which could be released during building renovation. The project would not involve activities such as industrial or manufacturing uses that could generate hazardous emissions. However, the office building would continue to use and store 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; however, potential hazardous materials and public health impacts will be analyzed further in the EIR. The project site is not within a wildfire hazard zone or an urban-wildland interface, as the building is located in downtown Sacramento.

## Cultural and Tribal Cultural Resources

Construction of the Resources Building was completed in 1964. The building is eligible for the National Register of Historic Places and the California Register of Historic Resources for its association with the Capitol Master Plan and within the context of Modern architecture and the International Style in Sacramento. The elements of the building that contribute to its historical significance will be described and the potential for the proposed project to impact the historic features will be assessed. Consultation will be conducted with the State Historic Preservation Officer per Public Resources Code Section 5024/5024.5. In addition, outreach to the Native American community and local historical groups will be conducted to solicit information on tribal cultural resources and any additional 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. Due to project-related ground disturbance, 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 and is unlikely 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.

## Public Services

The potential for an increase in office space and associated employees downtown will be considered in evaluating the project's potential impacts to fire protection services, law enforcement services, and 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. The Sacramento City Fire Department (SCFD) provides fire protection and emergency medical services to the project area, including State-owned office buildings. Police protection to the project site is provided by the California Highway Patrol (CHP) Office of Capitol Protection (OCP). The project would be designed in compliance with current building codes and fire protection regulations, and it is anticipated that existing police services would continue to be adequate to continue to serve the building. Because the project involves an existing building that would be retained/renovated, potentially significant impacts to public services are not anticipated.

## Aesthetics/Light and Glare

Although the project would involve almost a complete tear down and rebuild of the Resources Building, the project would maintain the building framing, the building massing, and the building height. However, the project will involve visual changes during construction, including changes to the building and the presence of construction equipment, crew, and activities. The renovated building would have new building exteriors, windows, landscaping, and lighting. Therefore, additional information will be provided on aesthetics, light, and glare, project effects related to these issues will be evaluated in the EIR.

## Cumulative Impacts

Implementation of the project could result in significant impacts; 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

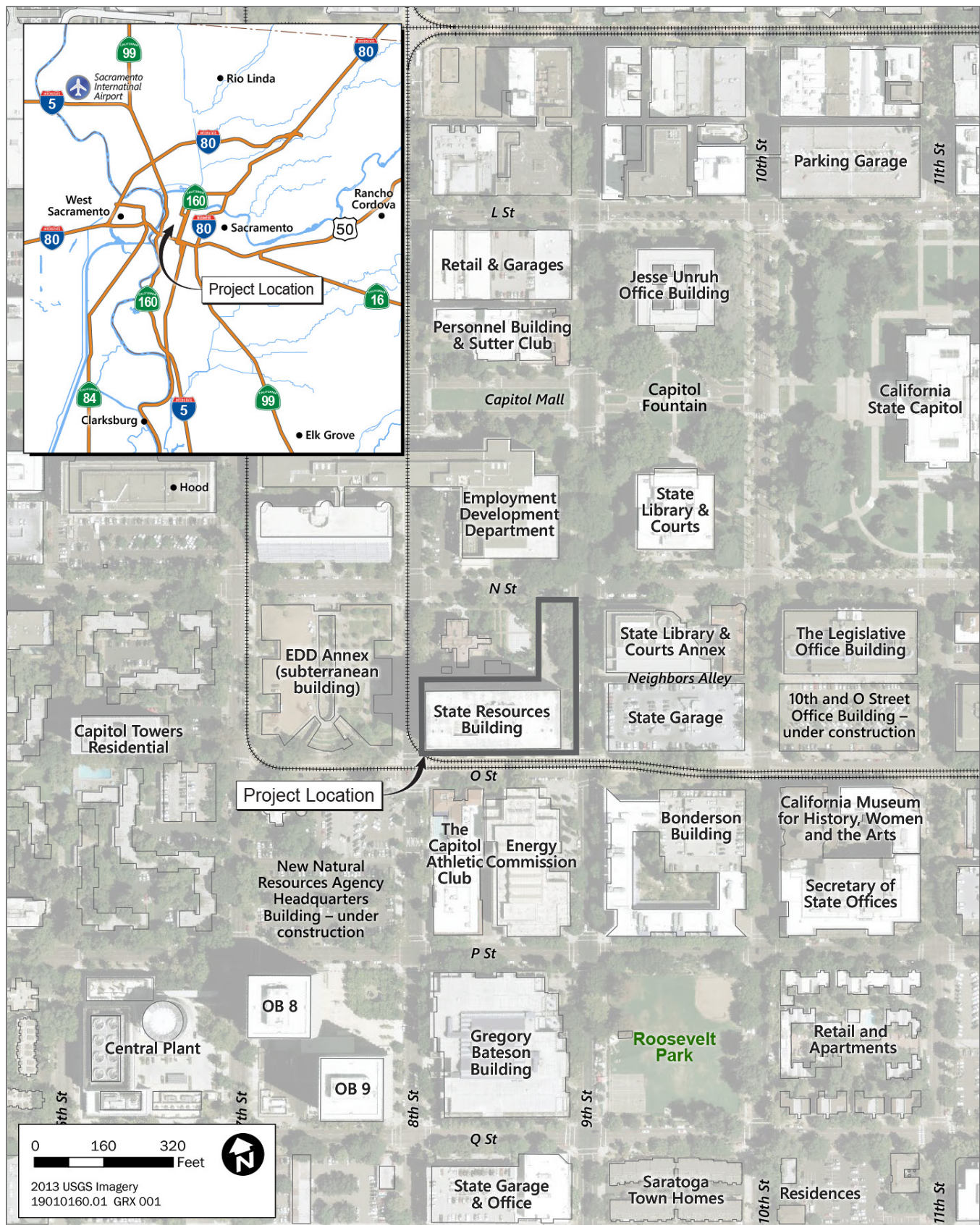
This Notice of Preparation is being circulated for public review and comment for a period of 30 days beginning December 2, 2019. An open house format scoping meeting will be held from 4:30 PM to 6:30 PM on Tuesday, December 17, 2019 at the Tsakopoulos Library Galleria, located at 828 I Street Sacramento, CA 95814, in the East Room. 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. Written comments will be accepted by DGS through 5:00 PM on December 31, 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 AM and 4:30 PM; or
- ▶ Request a copy by email at [environmental@dgs.ca.gov](mailto: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. Stephanie Coleman if you have any questions about the environmental review process for the Resources Building Renovation Project.





Source: Sacramento County 2006. Adapted by Ascent Environmental in 2019.

**Figure 1 Project Location**