

Appendix B

NOP Scoping Comment Letters

NOP Scoping Summary

As part of the scoping process for this environmental impact report (EIR), a Notice of Preparation (NOP) was prepared to inform the public of the lead agency's intent to prepare an EIR pursuant to the California Environmental Quality Act (CEQA). An NOP for an EIR was issued by the California Department of General Services (DGS) on December 14, 2018 for preparation of an Environmental Impact Report (EIR) for the proposed Richards Boulevard Office Complex (RBOC) project (project), located in the central city of Sacramento. The NOP was sent to the California State Clearinghouse, federal, state, and local agencies, and members of the public. A public scoping meeting was held from 4:00 PM to 7:00 PM on Thursday, January 10, 2019 at the Smythe Academy Middle School Cafeteria, located at 700 Dos Rios St, Sacramento, CA 95811 to provide the public and public agencies with the opportunity to learn more about the project and to provide a venue to submit comments regarding the issues that should be addressed in the EIR. The DGS staff and EIR consultant staff were available to describe the project elements and EIR process and to disclose and discuss key environmental issues identified in the NOP. No members of the public or agency stakeholders attended the scoping meeting; therefore, no comments were received during the scoping meeting.

Table B-1 lists the scoping comments (both written and oral) received during the NOP comment period (December 14, 2018 through January 14, 2019). The table lists the commenter, the date the comment was received, and a summary of the relevant EIR section/s in which the comments are addressed. All written NOP comment letters in their entirety are provided in this Appendix.

Comments Related to the Scope of the Project

As listed in Table B-1, a total of six scoping comments letters were received related to the RBOC project. No verbal comments were provided at the scoping meeting.

All six comment letters were from agencies: California Department of Fish and Wildlife (CDFW), California Highway Patrol (CHP) Facilities Section, California Public Utilities Commission (CPUC), California Department of Transportation (Caltrans), City of Sacramento, the Sacramento Municipal Utility District (SMUD), and the Central Valley Regional Water Quality Control Board (CVRWQCB). Comments and key issues raised were generally focused on traffic impact evaluation, energy efficiency, connection to City utilities, underground transmission and distribution line easements, utility line routing, electrical load needs/requirements, mitigation of any potential impacts on fish and wildlife resources, protecting water quality, and the overall design of the project for creating better connectivity to the surrounding communities, and urban character that is safe and attractive to pedestrians and bicyclists.

TABLE B-1
SUMMARY OF COMMENTS ON NOTICE OF PREPARATION FOR RBOC PROJECT

Name of Author	Agency / Organization	Date Received	Relevant EIR Section(s)
Dylan Wood	California Department of Fish and Wildlife (CDFW)	12/17/2018	Biological Resources
Tracy Carter	California Highway Patrol (CHP) Facilities Section	01/09/2019	Public Services
Matt Cervantes	California Public Utilities Commission (CPUC)	01/11/2019	Transportation and Circulation
Alex Fong	California Department of Transportation (Caltrans)	01/14/2019	Transportation and Circulation
Karlo Felix	City of Sacramento	01/14/2019	Land Use and Planning, Transportation and Circulation, Utilities and Infrastructure
Nicole Goi	Sacramento Municipal Utility District (SMUD)	01/14/2019	Energy, Utilities and Infrastructure
Jordan Hensley	Central Valley Regional Water Quality Control Board (CVRWQCB)	01/16/2019	Hydrology

From: Wood, Dylan A@Wildlife [<mailto:Dylan.A.Wood@wildlife.ca.gov>]

Sent: Monday, December 17, 2018 5:17 PM

To: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>

Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Subject: Comments on the Notice of Preparation for the Richards Boulevard Office Complex (SCH: 2018122034)

Ms. Coleman,

The California Department of Fish and Wildlife (CDFW) has received and reviewed the **Notice of Preparation** for the **Richards Boulevard Office Complex** (Project) in Sacramento County. CDFW offers the comments and recommendations below to assist the Lead Agency in adequately identifying and, where appropriate, mitigating the Project's significant or potentially significant, direct and indirect impacts on fish and wildlife resources.

CDFW has identified potential habitat for nesting birds and birds of prey within the Project area. CDFW recommends that the Environmental Impact Report disclose all potential activities that may impact nesting birds within the Project footprint and its close vicinity. This may include identifying trees within the Project footprint that will be removed and an analysis of impacts to nesting sites near the project site that may be affected by increase in construction, human activity, etc. Please note that some birds such as burrowing owl (*Athene cunicularia*) may nest underground or may inhabit piles of debris left over from the previous demolition. CDFW recommends including measures to reduce potential impacts by including nesting bird surveys and if birds are found minimization measures such biological monitoring, installation of noise attenuation barriers or work windows.

I am available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts, please feel free to give me a call at 916-358-2384 or by email at dylan.a.wood@wildlife.ca.gov. Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife.

Sincerely,

Dylan Wood
California Department of Fish and Wildlife
Environmental Scientist
(916) 358-2384

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

RECORDS
REAL ESTATE SERVICES
PROJECT MGMT & DEVELOPMENT

Central Valley Regional Water Quality Control Board

2019 JAN 16 P 1:39

7 January 2019

Stephanie Coleman
Department of General Services
707 Third Street, 4th Floor, MS509
West Sacramento, CA 95605

CERTIFIED MAIL
7018 1830 0001 0062 6573

**COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE
DRAFT ENVIRONMENTAL IMPACT REPORT, RICHARDS BOULEVARD OFFICE
COMPLEX PROJECT, SCH#2018122034, SACRAMENTO COUNTY**

Pursuant to the State Clearinghouse's 14 December 2018 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 Richards Boulevard Office Complex 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

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.

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.

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.

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_land/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

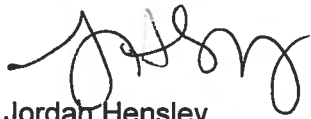
7 January 2019

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.



Jordan Hensley
Environmental Scientist

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

From: [Coleman, Stephanie@DGS](mailto:Coleman,Stephanie@DGS)
To: [Christina Erwin](#); [Elizabeth Boyd](#)
Subject: FW: Notice of Preparation of an Environmental Impact Report for the Richards Boulevard Office Complex Project, Sacramento, California
Date: Wednesday, January 9, 2019 12:22:59 PM
Attachments: [2018122034 Documents.pdf](#)
[Area-Section EIR RESPONSE CHECKLIST.docx](#)

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: Carter, Tracey@CHP [mailto:Tracey.Carter@chp.ca.gov]
Sent: Wednesday, January 09, 2019 12:18 PM
To: Coleman, Stephanie@DGS <Stephanie.Coleman@dgs.ca.gov>
Cc: Dobson, Denise@CHP <DDobson@chp.ca.gov>; Roberts, Ken C@CHP <KenRoberts@chp.ca.gov>
Subject: Notice of Preparation of an Environmental Impact Report for the Richards Boulevard Office Complex Project, Sacramento, California

Good afternoon Stephanie,

Facilities Section has reviewed the Notice of Preparation environmental impact document from the State Clearinghouse. Based on the information provided, no impact is foreseen to the day to day operations and/or public safety to the California Highway Patrol Headquarter campus by SCH#2018122034.

Please feel free to contact me if you have any questions or need further information.

Thank you,
Tracey Carter

Tracey Carter
CHP Facilities Section
601 North 7th Street
Sacramento, CA 95811
Main: 916.843.3800
Desk: 916.843.3824

M e m o r a n d u m

Date: January 4, 2019

To: Protective Services Division (020)
Facilities Section (078)

From: **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**
Special Projects Section

File No.: 063.A17617.A14077.Nop.Doc

Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE
SCH# 2018122034

Special Projects Section (SPS) recently received the referenced "Notice of Preparation" environmental impact document from the State Clearinghouse (SCH).

Due to the project's geographical proximity to the Protective Services Division and to Facilities Section, please use the attached checklist to assess its potential impact to local Area operations and public safety. If it is determined that departmental input is advisable, your written comments referencing the above SCH number must be mailed directly to the lead agency, with a copy to the State Clearinghouse at 1400 Tenth Street, Room 121, Sacramento, CA 95814. Your written comments must be received by the lead agency no later than **January 14, 2019**. For reference, additional information can be found in General Order 41.2, Environmental Impact Documents.

For project tracking purposes, SPS must be notified of Protective Services Division and Facilities Section assessment of the project (including negative reports). Via e-mail, please forward a copy of Area's response to Staff Services Manager I Denise Dobson, at ddobson@chp.ca.gov. For questions or concerns, please contact Ms. Denise Dobson at (916) 843-3370.



J. S. MASON, SSM III
Commander

Attachments: Checklist
Project File

cc: Administrative Services Division





EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

December 14, 2018

To: Reviewing Agencies

Re: Richards Boulevard Office Complex Project
SCH# 2018122034

Attached for your review and comment is the Notice of Preparation (NOP) for the Richards Boulevard Office Complex Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Stephanie Coleman, Sr PM
Department of General Services
707 Third Street, 4th Floor, MS509
West Sacramento, CA 95605

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018122034
Project Title Richards Boulevard Office Complex Project
Lead Agency General Services, Department of

Type NOP Notice of Preparation

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

Lead Agency Contact

Name Stephanie Coleman, Sr PM
Agency Department of General Services
Phone (916) 376-1602 **Fax**
email
Address 707 Third Street, 4th Floor, MS509
City West Sacramento **State** CA **Zip** 95605

Project Location

County Sacramento
City Sacramento
Region
Cross Streets North 7th St and Richards Blvd
Lat / Long 38° 35' 43.1" N / 121° 29' 34.8" W
Parcel No. 001-0210-010-0000/-054-0000
Township **Range** **Section** **Base**

Proximity to:

Highways 160,99
Airports
Railways SPRR
Waterways American River/Sacramento River
Schools Smythe Academy
Land Use state printing plant and textbook warehouse/office building and residential mixed use/urban center high

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission; Caltrans, District 3 N; California Highway Patrol; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 12/14/2018 **Start of Review** 12/14/2018 **End of Review** 01/14/2019

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2018122034

Project Title: Richards Boulevard Office Complex Project

Lead Agency: California Department of General Services

Contact Person: Stephanie Coleman, Sr PM

Mailing Address: 707 Third Street, 4th Floor, MS509

Phone: 916-376-1602

City: West Sacramento

Zip: 95605

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: Sacramento

Cross Streets: North 7th Street and Richards Boulevard

Zip Code: 95814

Lat. / Long. (degrees, minutes, and seconds): 38° 35' 43.1" N/ 121° 29' 34.8" W

Total Acres:

Assessor's Parcel No.: 001-0210-010-0000/001-0210-054-0000

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 160, 99

Waterways: American River/Sacramento River

Airports: NA

Railways: Southern Pacific

Schools: Smythe Academy

Document Type:

CEQA:

☒ NOP

☐ Early Cons

☐ Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR
(Prior SCH No.)

NEPA:

☐ NOI

☐ EA

Other:

☐ Joint Document

☐ Final Document

☐ Other

☐ Mit Neg Dec

Other

☐ FONSI

DEC 14 2018

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other

STATE CLEARINGHOUSE

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☒ Commercial: Sq.ft. 1.3M

Acres 17.3

Employees 5,900

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational

☐ Recreational

☐ Water Facilities: Type

MGD

☐ Transportation: Type

☐ Mining: Mineral

☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type

☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☒ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Minerals

☒ Noise

☒ Population/Housing Balance

☐ Public Services/Facilities

☒ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☐ Other:

Present Land Use/Zoning/General Plan Designation:

State Printing Plant and Textbook Warehouse/Office Building and Residential Mixed Use/Urban Center High

Project Description: (please use a separate page if necessary)

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

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

☐ **Resources Agency**
Nadell Gayou

☐ **Dept. of Boating & Waterways**
Denise Peterson

☐ **California Coastal Commission**
Allyson Hitt

☐ **Colorado River Board**
Elsa Contreras

☐ **Dept. of Conservation**
Crina Chan

☐ **Cal Fire**
Dan Foster

☐ **Central Valley Flood Protection Board**
James Herola

☐ **Office of Historic Preservation**
Ron Parsons

☐ **Dept of Parks & Recreation**
Environmental Stewardship Section

☐ **S.F. Bay Conservation & Dev't Comm.**
Steve Goldbeck

☐ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Game

☐ **Dept. of Fish & Wildlife**
Scott Flint
Environmental Services Division

☐ **Fish & Wildlife Region 1**
Curt Babcock

☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger

☐ **Fish & Wildlife Region 2**
Jeff Drongesen

☐ **Fish & Wildlife Region 3**
Craig Weightman

☐ **Fish & Wildlife Region 4**
Julie Vance

☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program

☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program

☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

☐ **California Department of Education**
Lesley Taylor

☐ **OES (Office of Emergency Services)**
Montique Wilber

☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture

☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section

☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

☐ **Delta Protection Commission**
Erik Vink

☐ **Delta Stewardship Council**
Anthony Navasero

☐ **California Energy Commission**
Eric Knight

☐ **Native American Heritage Comm.**
Debbie Treadway

☐ **Public Utilities Commission**
Supervisor

☐ **Santa Monica Bay Restoration**
Guangyu Wang

☐ **State Lands Commission**
Jennifer Deleong

☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

☐ **Cal State Transportation Agency CalSTA**

☐ **Caltrans - Division of Aeronautics**
Philip Crimmins

☐ **Caltrans - Planning**
HQ LD-IGR
Christian Bushong

☐ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

☐ **Dept. of Transportation**

☐ **Caltrans, District 1**
Rex Jackman

☐ **Caltrans, District 2**
Marcelino Gonzalez

☐ **Caltrans, District 3**
Susan Zanchi

☐ **Caltrans, District 4**
Patricia Maurice

☐ **Caltrans, District 5**
Larry Newland

☐ **Caltrans, District 6**
Michael Navarro

☐ **Caltrans, District 7**
Dianna Watson

☐ **Caltrans, District 8**
Mark Roberts

☐ **Caltrans, District 9**
Gayle Rosander

☐ **Caltrans, District 10**
Tom Dumas

☐ **Caltrans, District 11**
Jacob Armstrong

☐ **Caltrans, District 12**
Maureen El Harake

Cal EPA

☐ **Air Resources Board**

☐ **Airport & Freight**
Jack Wursten

☐ **Transportation Projects**
Nesamani Kalandiyur

☐ **Industrial/Energy Projects**
Mike Tollstrup

☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel

☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance

☐ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ **State Water Resources Control Board**
Div. Drinking Water # _____

☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights

☐ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center

☐ **Department of Pesticide Regulation**
CEQA Coordinator

☐ **Regional Water Quality Control Board (RWQCB)**

☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)

☐ **RWQCB 2**
Environmental Document
Coordinator
San Francisco Bay Region (2)

☐ **RWQCB 3**
Central Coast Region (3)

☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)

☒ **RWQCB 5S**
Central Valley Region (5)

☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office

☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office

☐ **RWQCB 6**
Lahontan Region (6)

☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office

☐ **RWQCB 7**
Colorado River Basin Region (7)

☐ **RWQCB 8**
Santa Ana Region (8)

☐ **RWQCB 9**
San Diego Region (9)

☐ **Other** _____

NOTICE OF PREPARATION

Date: December 14, 2018

To: Responsible Agencies, Organizations, and Interested Parties

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

Lead Agency: State of California Department of General Services

Contact: 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, 4th Floor, West Sacramento, CA 95605
Phone: (916) 376-1602
Email: stephanie.coleman@dgs.ca.gov

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

PURPOSE OF NOTICE

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

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

PROJECT LOCATION

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

PROJECT DESCRIPTION

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

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

PROJECT OBJECTIVES

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

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

RESPONSIBLE AGENCIES

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

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

POTENTIAL ENVIRONMENTAL EFFECTS

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

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

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

AESTHETICS, LIGHT, AND GLARE

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

AIR QUALITY

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

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

BIOLOGICAL RESOURCES

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

CULTURAL AND TRIBAL CULTURAL RESOURCES

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

GEOLOGY, SOILS, AND SEISMICITY

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

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

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

HAZARDS AND HAZARDOUS MATERIALS

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

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

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

HYDROLOGY AND WATER QUALITY

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

LAND USE AND PLANNING

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

NOISE AND VIBRATION

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

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

POPULATION AND HOUSING

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

PUBLIC SERVICES

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

TRANSPORTATION AND CIRCULATION

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

UTILITIES, INFRASTRUCTURE, AND ENERGY

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

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

CUMULATIVE IMPACTS

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

ALTERNATIVES

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

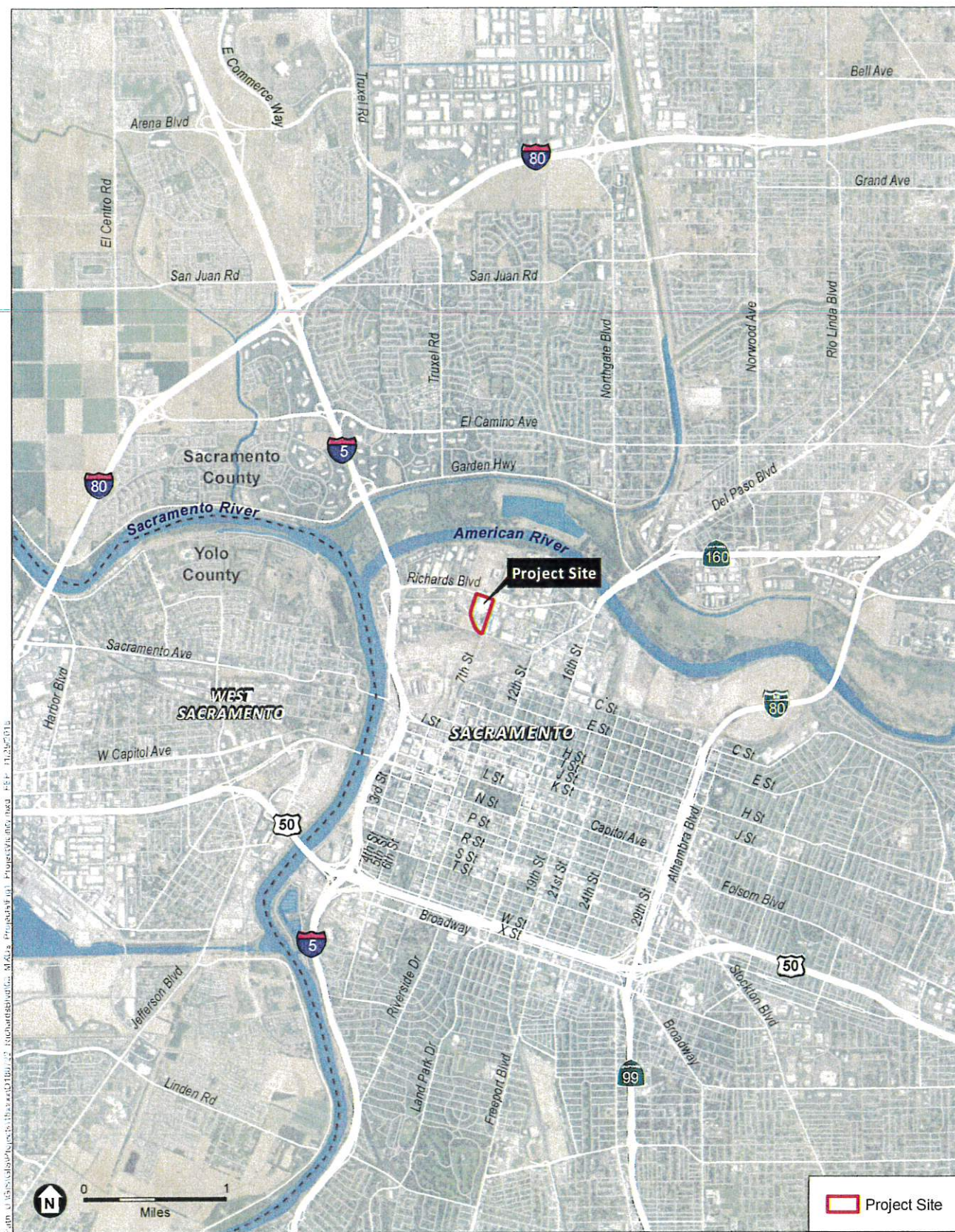
PUBLIC REVIEW PERIOD

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

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

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

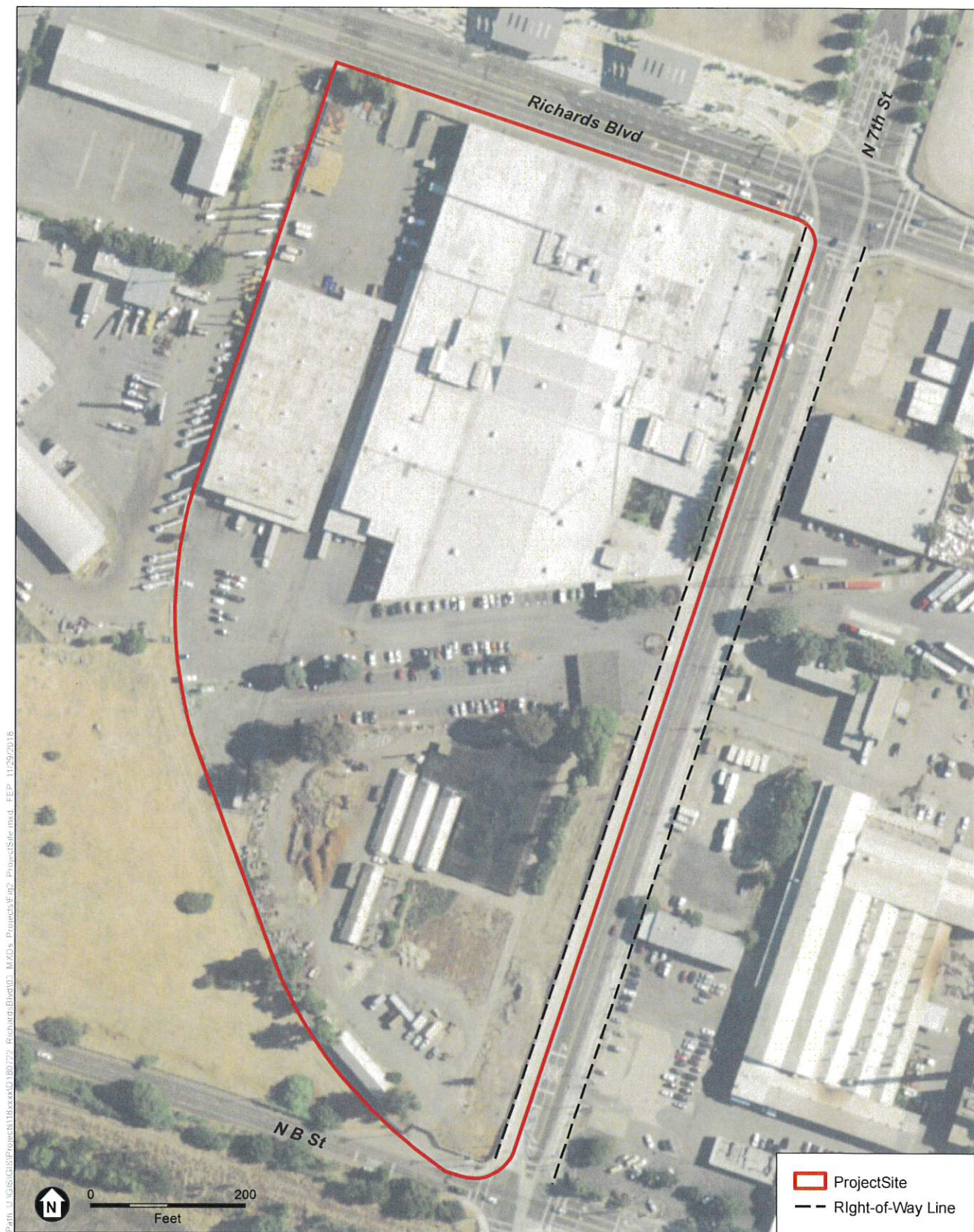
Your views and comments on how the project may affect the environment are welcomed. Please contact Ms. Coleman if you have any questions about the environmental review process for the proposed Richards Boulevard Office Complex project.



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

Richards Boulevard State Office Complex

Figure 1
Project Vicinity



P:\GIS\GIS\Projects\11\Richards Blvd\110722_Richards Blvd\03_Maps\Projects\Fig2_ProjectSite.mxd FEP 11/29/2018

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

Richards Boulevard State Office Complex

Figure 2
Project Site

**ENVIRONMENTAL IMPACT REPORT
EVALUATION/RESPONSE CHECKLIST
FOR AREA/SECTION**

Reference: General Order 41.2

	Action	Reference GO 41.2
<input type="checkbox"/>	Review memorandum for the due date(s).	
<input type="checkbox"/>	Determine if the proposed project might impact local operations and/or public safety. Examples include: housing developments, large commercial projects, large recreational developments or expansions, landfill or quarry operations, hazardous materials storage and/or dump sites, highway construction/improvement projects, new schools, airport improvements, annexations/incorporations, off-highway vehicle facilities, and Indian gaming facilities.	Page 5
<input type="checkbox"/>	Review environmental impact documents to identify issues or concerns with possible impact to departmental operations (i.e., increased response times, enforcement, emergency services, service calls, telecommunications, public safety).	
Responses		
<input type="checkbox"/>	<u>If comments are advisable:</u>	
<input type="checkbox"/>	Correspondence should focus primarily on traffic safety, congestion, or other impacts to the CHP's mission; however, Areas shall not indicate to the lead agency that additional personnel, facilities, vehicles, etc., are a means to mitigate departmental service issues.	Page 7
<input type="checkbox"/>	Ensure the State Clearinghouse number (SCH#) is included in all correspondence.	
<input type="checkbox"/>	Comments shall be provided directly to the State Clearinghouse at 1400 Tenth Street, Room 121, Sacramento, CA 95814, or the lead agency as deemed appropriate, no later than the designated due date. Provide a copy to Special Projects Section (SPS) via electronic mail (e-mail).	
	For project tracking purposes, SPS must be notified of Area/Section's assessment of the project. After mailing your comments to the SCH or lead agency, send a scanned copy via e-mail to SPS.	
<input type="checkbox"/>	<u>If no impact is determined:</u>	
<input type="checkbox"/>	Via e-mail, please respond "no impact to _____ Area's local operations and/or public safety by SCH# _____ was identified," by the designated SCH due date to the SPS analyst listed on the Environmental Document Review and Response memorandum. Ensure the SCH# is included.	

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



January 11, 2019

Stephanie Coleman
Department of General Services
707 Third Street
4th Floor, MS509
West Sacramento, CA 95605

**Re: Richards Boulevard Office Complex Project
SCH 2018122034 — Notice of Preparation**

Dear Ms. Coleman:

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. CPUC ensures that crossings are safely designed, constructed, and maintained. The Commission's Rail Crossings Engineering Branch (RCEB) is in receipt of the *Notice of Preparation (NOP)* for the proposed Richards Boulevard Office Complex Project. Department of General Services (DGS) is the lead agency.

DGS proposes to construct approximately 1.3 million gross square feet of space across three mid-rise office buildings and one high-rise office building at the southwest corner of the intersection of Richards Boulevard and 7th Street in the city of Sacramento. The project site is adjacent to the 7th & Richards Blvd intersection crossing (CPUC No. 083A-1.35) of the Sacramento Regional Transit District (SACRTD). The intersection is traffic signal controlled and equipped with Commission Standard 1 (crossbuck sign on a post) warning devices, as well as grade crossing pavement markings and railroad crossing warning signs (W10-1) at all four quadrants.

The Commission requests that DGS review the traffic studies in the coming Draft EIR to determine any possible negative impacts from increased traffic at the intersection of Richards Boulevard and 7th Street. Traffic studies should include current and projected movements of vehicles, pedestrians, and SACRTD light rails vehicles through the intersection. Based on the traffic studies, mitigation measures such as additional warning devices may be required to ensure safety at this crossing.

Construction or modification of public crossings requires authorization from the Commission. RCEB representatives are available to discuss any potential safety impacts or concerns at crossings. Please continue to keep RCEB informed of the project's development. More information can be found at: <http://www.cpuc.ca.gov/crossings>.

If you have any questions, please contact Matt Cervantes at (213) 266-4716, or mci@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Cervantes".

Matt Cervantes
Utilities Engineer
Rail Crossings Engineering Branch
Safety and Enforcement Division

CC: State Clearinghouse, state.clearinghouse@opr.ca.gov

DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 634-7616
FAX (530) 741-4111
TTY 711
www.dot.ca.gov/dist3



*Making Conservation
a California Way of Life.*

January 14, 2019

GTS# 03-SAC-2018-00355
SCH: 2018122034

Stephanie Coleman, Sr PM
Department of General Services
707 Third Street, 4th floor, MS509
West Sacramento, CA 95605

Richards Boulevard Office Complex Project – Notice of Preparation of an Environmental Impact Report (EIR)

Dear Nicholas:

Thank you for including California Department of Transportation (Caltrans) in the application review for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's mobility goals that support a vibrant economy and build communities.

The proposed project will include approximately 1.3 million gross square feet across three mid-rise office buildings and one high-rise (up to 29 stories) office building. Project amenities would include a cafeteria, auditorium, fitness center and childcare center. Site improvements may include a parking garage and surface parking spaces, open space and pedestrian walkways.

The project site is in the River District in the City of Sacramento. The site is bounded by Richards Boulevard (Blvd.) on the north, North 7th Street on the east, North B Street on the south, and is immediately east of the Coastline Equipment Crane Division Building and the Capital Investments & Loans Building. Based on the information provided, Caltrans provides the following comments:

Traffic Operations/Forecasting:

The proposed development is anticipated to contribute significant traffic congestion to nearby Interstate 5 (I-5) and State Route 160 (SR 160). It is recommended that a Multi-Modal Transportation Impact Analysis, using the most current traffic volumes should be prepared to assess potential impacts to the SHS. The scope of the multi-modal analysis should include:

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Stephanie Coleman
City of Sacramento
January 14, 2019
Page 2

- nearby I-5 and SR 160 mainline, ramps, and ramp intersections;
- trips generated and distributed from the project site;
- existing traffic condition without the project;
- existing traffic condition with the project;
- future cumulative traffic condition without the project and with the project;
- queue length analysis southbound and northbound I-5 off ramps terminals to Richards Blvd. because these terminals operate at or near capacity during the AM and PM peak hours;
- merge and diverge analysis for the I-5 and Richards Blvd. interchange because the I-5 mainline operates at or near capacity during the AM and PM peak hours; and,
- analysis of the SR 160 and Richards Blvd. intersection because SR 160 operates at or near capacity at this intersection.

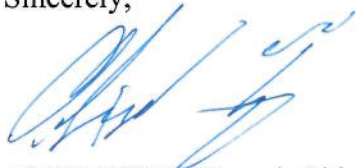
Mitigation proposed in the analysis should include Transportation Demand Management and Access Management projects and strategies that increase multi-modal access and reduce VMT on the SHS.

In addition, the analysis should measure Vehicle Miles Traveled (VMT) generated by the project with a trip distribution diagram that analyzes and identifies any potential safety impacts for all modes of transportation. The VMT analysis should include VMT per capita, and the average VMT per capita for the surrounding area that takes into consideration all modes of transportation.

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.

If you have any questions regarding these comments or require additional information, please contact Uzma Rehman, Intergovernmental Review Coordinator for the City of Sacramento, by phone (530) 741-5173 or via email to uzma.rehman@dot.ca.gov.

Sincerely,



ALEX FONG, Branch Chief
Office of Transportation Planning - South

cc: State Clearinghouse

January 14, 2019

Stephanie Coleman & Richard Standiford
Real Estate Services Division
Department of General Services
707 3rd Street – 4th Floor
West Sacramento, CA 95605

via email to:
*stephanie.coleman@dgs.ca.gov &
richard.standiford@dgs.ca.gov*

RE: Richards Boulevard Office Complex

Ms. Coleman & Mr. Standiford:

The Richards Boulevard Office Complex, located at 300 and 344 North 7th Street (APN 001-0210-010), is a California Department of General Services (DGS) project located within the City of Sacramento. The project includes approximately 1.3 million square feet of offices and ancillary support uses within three mid-rise buildings and one high-rise building. It is anticipated that the development will house the Business, Consumer Services, and Housing Agency, the Department of Tax and Fee Administration, and the Board of Equalization.

DGS has circulated a Notice of Preparation (NOP) in compliance with the provisions of the California Environmental Quality Act (CEQA) and is in the process of developing performance criteria ahead of a future request for proposal (RFP) for a design-builder. As DGS continues its CEQA review and RFP programing, the Planning Division offers the following comments to guide its analysis and development.

Policy Documents: The 17-acre project site is located within the River District; the northern gateway into the Sacramento's Central City that is transitioning from a predominately warehouse and government office district to a mixed-use jobs and housing center. This evolution was envisioned in the River District Specific Plan and River District Design Guidelines. Many of the project objectives defined in the NOP appear to align with the goals of the Specific Plan and Design Guidelines.

Land Use and Planning: Central to the Specific Plan and Design Guidelines is the re-establishment of a strong circulation network that breaks through current connectivity barriers to create an urban character that is pedestrian and bicycle friendly. Consideration should be made of the City's and the community's desire to create streets and intersections at a scale that is attractive for pedestrians and bicyclists. Given that multiple State

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

departments are anticipated to occupy the site, an opportunity is available to develop a site plan and building design that respects these goals.

Transportation and Circulation: Closely integrated with land use is circulation. The urban uses envisioned for the River District area require a robust street framework. As large properties are redeveloped, there is an opportunity to establish a fine-grain street network to give employees, residents, and visitors connection options to the Railyards and Downtown and to disperse and moderate the number of cars, bicyclists, and pedestrians planned for the site and area. To that end, the Specific Plan envisions several street extensions through the project site including two east-west extensions for Bannon Street and North C Street, and one north-south extension of North 6th Street.

Utilities, Infrastructure, and Energy: The City provides water, sewer, and drainage services for the project site. The Specific Plan and the River District Finance Plan acknowledge that the infrastructure in the area is inadequate to serve the future build-out of the area. DGS should consider how the design of the project affects the City's ability to provide services to the area as the pace of development surrounding the project site is not known at this time.

Thank you for consideration of these comments. We understand that the project is in the early phases of development but encourage DGS to make an early commitment to adhere to the Specific Plan and Design Guidelines. The outreach you have completed with River District Property and Business Improvement District as well as Planning Division staff is greatly appreciated. We look forward to working with DGS on a development within the River District that continues our progress towards creating a vibrant, distinctive, and well-connected community.

If you have any questions or would like to discuss these comments further, please feel free to contact me at kfelix@cityofsacramento.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Felix', with a stylized flourish at the end.

Karlo Felix
Senior Planner

Attachments: none

Copy: Evan Compton, Principal Planner
Tom Pace, Planning Director
Rachel Hazelwood, Senior Development Project Manager

S:\Current\Users\KFelix\Projects\RichardsBlvdOfficeComplex\To_DGS_20190114.docx



Sent Via E-Mail

January 14, 2019

Stephanie Coleman
Department of General Services
707 Third Street, 4th Floor, MS509
West Sacramento, CA 95605
Stephanie.coleman@dgs.ca.gov

Subject: Richards Boulevard Office Complex Project / 2018122034 / NOP

Dear Ms. Coleman:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the proposed Notice of Preparation (NOP) for the Richards Office Complex Project (Project, SCH 2018122034). 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
- SMUD infrastructure related to the potential relocation or removal of existing SMUD facilities on or adjacent to the subject property.

- SMUD easements or public utility easements on or adjacent to the subject property. The Project Lead Agency shall provide any necessary easements and or public utility easements.

More specifically, SMUD would like to have the following details related to the electrical infrastructure incorporated into the project description.

Existing infrastructure in the following areas of the project area contained in the NOP:

- 21 kV underground (UG) and overhead (OH) infrastructure and facilities along the north side of North B Street along the southern boundary.
- Secondary voltage UG for approximately 200 feet along the west side of 7th Street just north of North B Street along the eastern boundary.
- 21 kV UG infrastructure and facilities along the south side of Richards Blvd just west of the existing printing plant building. This facility currently services the existing structures.

The following is a list of estimated proposed infrastructure in the project area contained in the NOP.

- Underground 21 kV infrastructure and facilities along the south side of Richards Blvd along the entire northern boundary area of the project. These facilities will include, but are not limited to, underground circuit(s), pad-mounted transformer(s), pad-mounted switchgear and other ancillary infrastructure such as manholes and pull boxes as needed per the demand requirements.
- Underground 21 kV infrastructure and facilities along the west side of North 7th Street along the entire eastern boundary.
- Underground 21 kV infrastructure and facilities within the NOP property area. The location will be dependent upon specific service requirements and arrangements. These facilities will include, but are not limited to, underground circuit(s), pad-mounted transformer(s), pad-mounted switchgear and other ancillary infrastructure such as manholes and pull boxes as needed per the demand requirements.
- Two (2) NEW 21 kV circuits will be used as part of the overall estimated service requirements for the Richard Blvd Office Complex Project. These circuits will be built from SMUD substation Station E (under construction) to the project area and to the proposed Station H as shown in SMUD Exhibit 1 (Circuits 2303 and 2309). Tentative schedule for these circuits are in 2022 and 2024 respectively but will ultimately depend on the timing and demand requirements for this project.
- A new SMUD substation (Station H) will ultimately service the entire Richards Blvd Office Project area. This new substation involves a rebuild and expansion of an existing SMUD substation site (Station A) at the northeast corner of 6th and H Streets.

This 115/21 kV substation project is tentatively scheduled to start in 2022 with an estimated completion date of 2024 and will entail the demolition of the existing 115/12 kV network substation and subsequent rebuild to a 115/21 kV substation.

SMUD would like to be discuss the above areas of interest as well as exploring the opportunity to address the electrical service requirements of this project by having them included in the EIR.

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,



Nicole Goi
Regional & Local Government Affairs
Sacramento Municipal Utility District
6301 S Street, Mail Stop A313
Sacramento, CA 95817
Nicole.goi@smud.org

Cc: Rob Ferrera

