

1 INTRODUCTION

This draft environmental impact report (DEIR) evaluates the environmental impacts of the proposed Resources Building Replacement Project (project). This DEIR has been prepared under the direction of the State of California Department of General Services (DGS) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines. This chapter of the DEIR provides information on the following:

- ▲ project requiring environmental analysis (synopsis);
- ▲ type, purpose, and intended uses of the DEIR;
- ▲ scope of the DEIR;
- ▲ agency roles and responsibilities; and
- ▲ standard terminology.

1.1 PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

The following is a synopsis of the project characteristics. For further information on the proposed project, see Chapter 3, “Project Description.” The DGS Real Estate Services Division (RESD) is responsible for the planning, permitting, and implementation of the Resources Building Replacement Project, which was identified in DGS’s 1997 Capitol Area Plan (CAP) (DGS 1997a), 1997 CAP Implementation Program (DGS 1997b), 2015 CAP Progress Report (DGS 2015a), and Governor Brown’s 2016 Five-Year Infrastructure Plan. These plans identify construction of State office space on the block bounded by 7th and 8th Streets and O and P Streets (referred to in this EIR as the “P Street Block”) to remedy critical State office space deficiencies in downtown Sacramento and allow the Resources Building located 1416 9th Street (on the southern half of the block between 8th and 9th Streets and N and O Streets) to be vacated. Vacating the Resources Building could support the eventual renovation and re-occupation of that building. However, there are no details currently available regarding the ultimate future of the Resources Building, who might occupy it, or the timing of any future renovation or re-occupation of the building.

The proposed project would involve the demolition of the existing surface parking on the P Street Block and construction of a new office building to accommodate approximately 800,000 gross square feet of office space. The office building is also anticipated to include space for a limited amount of underground parking, secure bicycle parking, ground-level food court and retail space, and an employee fitness center. Child care facilities would be installed on the roof of the Employment Development Department (EDD) Subterranean Building, immediately north of the P Street Block. The proposed project would retain the Heilbron House in its existing location at the corner of 7th and O Streets. Renovation of the Heilbron House, including clean-up and repairs, would be done in a manner that maintains the historic integrity of the building. The new office building would allow for the consolidation and upgrade of State office space in the region, specifically to vacate the existing Resources Building, which is aged and in poor condition. The building is deficient seismically and with regard to fire- and life-safety systems, has asbestos-containing materials, and is in need of renovation (DGS 2015b).

1.2 PURPOSE AND INTENDED USES OF THIS DRAFT EIR

According to CEQA, preparation of an EIR is required whenever it can be fairly argued, based on substantial evidence, that a proposed project may result in a significant environmental impact. An EIR is an informational document used to inform public-agency decision makers and the general public of the significant environmental impacts of a project, identify possible ways to minimize the significant impacts, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives

of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project. This DEIR has been prepared to meet the requirements of a project EIR as defined by Section 15161 of the State CEQA Guidelines. A project EIR focuses on the changes in the physical environment that would result from the implementation of a project, including its planning, construction, and operation. The State's intention in preparing a project EIR is that no further environmental analysis would be required following DGS approval of the project, absent conditions requiring a subsequent EIR, a supplement to the EIR, or an addendum. (See State CEQA Guidelines Sections 15162–15164.)

1.3 SCOPE OF THIS DRAFT EIR

This DEIR includes an evaluation of the following 14 environmental issue areas as well as other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, significant unavoidable impacts, alternatives):

- ▲ Land Use;
- ▲ Population, Employment, and Housing;
- ▲ Transportation and Circulation;
- ▲ Utilities and Infrastructure;
- ▲ Air Quality;
- ▲ Greenhouse Gas Emissions and Climate Change;
- ▲ Noise;
- ▲ Geology and Soils;
- ▲ Hydrology and Water Quality;
- ▲ Hazardous Materials and Public Health;
- ▲ Cultural and Tribal Cultural Resources;
- ▲ Biological Resources;
- ▲ Public Services; and
- ▲ Aesthetics, Light, and Glare.

Under the CEQA statutes and the State CEQA Guidelines, a lead agency may limit an EIR's discussion of environmental effects when such effects are not considered potentially significant (PRC Section 21002.1[e]; State CEQA Guidelines Sections 15128, 15143). Information used to determine which impacts would be potentially significant was derived from review of the project; review of applicable planning documents and CEQA documentation; field work; feedback from public and agency consultation; comments received during a public scoping meeting held on January 12, 2017; and comments received on the Notice of Preparation (NOP) (see Appendix A of this DEIR).

The NOP was distributed on December 14, 2016, to responsible agencies, interested parties, and organizations, as well as private organizations and individuals that may have an interest in the project. The purpose of the NOP and the scoping meeting was to provide notification that an EIR for the Resources Building Replacement Project was being prepared and to solicit input on the scope and content of the environmental document. As a result of the review of existing information and the scoping process, it was determined that each of the issue areas listed above should be evaluated fully in this DEIR. Further information on the NOP and scoping process is provided below in Section 1.5, "Public Review Process."

1.4 AGENCY ROLES AND RESPONSIBILITIES

1.4.1 LEAD AGENCY

DGS is the lead agency responsible for approving and carrying out the project and for ensuring that the requirements of CEQA have been met. After the EIR public-review process is complete, the Director of DGS will determine whether to certify the EIR (see State CEQA Guidelines Sections 15090) and approve the project.

1.4.2 TRUSTEE AND RESPONSIBLE AGENCIES

A trustee agency is a State agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California. The only trustee agency that has jurisdiction over resources potentially affected by the project is the California Department of Fish and Wildlife (CDFW).

Responsible agencies are public agencies, other than the lead agency, that have discretionary authority for reviewing, carrying out, or approving elements of a project. Responsible agencies should participate in the lead agency's CEQA process, review the lead agency's CEQA document, and use the document when making a decision on project elements. For example, the City of Sacramento will use this EIR for discretionary actions such as sidewalk, roadway, or alley encroachment permits and permits for connections to City-operated utilities. Agencies that may have responsibility for, or jurisdiction over, the implementation of elements of the project include the following:

STATE AGENCIES

- ▲ California Air Resources Board (ARB)
- ▲ California Highway Patrol, Capitol Protection Section (CPS)
- ▲ California Department of Fish and Wildlife (CDFW)
- ▲ California State Parks, Office of Historic Preservation (OHP)
- ▲ Central Valley Regional Water Quality Control Board (RWQCB) (Region 5)

REGIONAL AND LOCAL AGENCIES

- ▲ City of Sacramento
- ▲ Sacramento Air Quality Management District (SMAQMD)

1.4.3 REQUIRED PERMITS AND APPROVALS

The following list identifies permits and other approval actions likely to be required before implementation of individual elements of the proposed project.

STATE ACTIONS/PERMITS

California State Parks, Office of Historic Preservation: Review of project design pursuant to PRC Sections 5024(f) and 5024.5 regarding historic resources and consultation regarding the project's potential to adversely affect the Heilbron House, which is listed on the National Register of Historic Places and the California Register of Historic Resources.

Central Valley RWQCB (Region 5): National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit), discharge permit for stormwater, general order for dewatering, recycled water permit.

REGIONAL AND LOCAL ACTIONS/PERMITS

City of Sacramento: Sidewalk, roadway, and alley encroachment permits, permits for connections to City-operated utilities.

SMAQMD: Permit to construct and permit to operate.

1.5 PUBLIC REVIEW PROCESS

As identified above in Section 1.3, “Scope of this Draft EIR,” in accordance with CEQA regulations, an NOP was distributed on December 14, 2016, to responsible agencies, interested parties and organizations, and private organizations and individuals that could have interest in the project. The NOP was available at the Sacramento Central Library at 828 I Street and at DGS Environmental Services Section office at 707 3rd Street, West Sacramento, and availability of the NOP was advertised in the Sacramento Bee.

The purpose of the NOP was to provide notification that an EIR for the Resources Building Replacement Project was being prepared and to solicit input on the scope and content of the document. A public scoping meeting was also held on January 12, 2017 to provide information on the proposed project and to provide an opportunity for agencies and the public to provide oral and written comments on the scope and content of the DEIR. The NOP, responses to the NOP, and comments received at the scoping meeting are included in Appendix A of this DEIR.

This DEIR is being circulated for public review and comment for a period of 45 days. During this period, comments from the general public as well as organizations and agencies on environmental issues may be submitted to the lead agency.

A public meeting and hearing will be held on the DEIR on June 22, 2017, between 4:30 p.m. and 6:30 p.m. at the Tsakopoulos Library Galleria, East Room, 828 I Street, Sacramento. Upon completion of the public review and comment period, a Final EIR (FEIR) will be prepared that will include both written and oral comments on the DEIR received during the public-review period, responses to those comments, and any revisions to the DEIR made in response to public comments. The DEIR and FEIR will comprise the EIR for the project.

Before adopting the Resources Building Replacement Project, the lead agency, DGS, is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

1.6 DRAFT EIR ORGANIZATION

This DEIR is organized into chapters, as identified and briefly described below. Chapters are further divided into sections (e.g., Chapter 4, “Affected Environment, Environmental Consequences, and Mitigation Measures” and Section 4.2, “Land Use”):

Chapter 1, “Introduction”: This chapter provides a description of the lead and responsible agencies, the legal authority and purpose for the document, and the public review process.

Chapter 2, “Summary”: This chapter introduces the project; provides a summary of the environmental review process, effects found not to be significant, and key environmental issues; and lists significant impacts and mitigation measures to reduce significant impacts to less-than-significant levels.

Chapter 3, “Description of the Proposed Project”: This chapter describes the location, background, and goals and objectives for the project, and describes the project elements in detail.

Chapter 4, “Affected Environment, Environmental Consequences, and Mitigation Measures”: The sections within this chapter evaluate the expected environmental impacts generated by the project, arranged by subject area (e.g., Land Use, Hydrology and Water Quality). Within each subsection of Chapter 4, the regulatory background, existing conditions, analysis methodology, and thresholds of significance are described. The anticipated changes to the existing conditions after development of the project are then evaluated for each subject area. For any significant or potentially significant impact that would result from project implementation, mitigation measures are presented and the level of impact significance after mitigation is identified. Environmental impacts are numbered sequentially within each section (e.g., Impact 4.2-1, Impact 4.2-2, etc.). Any required mitigation measures are numbered to correspond to the impact numbering; therefore, the mitigation measure for Impact 4.2-2 would be Mitigation Measure 4.2-2.

Chapter 5, “Cumulative Impacts”: This chapter provides information required by CEQA regarding cumulative impacts that would result from implementation of the project together with other past, present, and probable future projects.

Chapter 6, “Other CEQA-Mandated Sections”: This chapter evaluates growth-inducing impacts and irreversible and irretrievable commitment of resources, and discloses any significant and unavoidable adverse impacts.

Chapter 7, “Alternatives Analysis”: This chapter evaluates alternatives to the project, including alternatives considered but eliminated from further consideration, the No Project Alternative, and three alternative development options. The environmentally superior alternative is identified.

Chapter 8, “References”: This chapter identifies the organizations and persons consulted during preparation of this DEIR and the documents and individuals used as sources for the analysis.

Chapter 9, “Report Preparers”: This chapter identifies the preparers of the document.

1.7 STANDARD TERMINOLOGY

This DEIR uses the following standard terminology:

“No impact” means no change from existing conditions (no mitigation is needed).

“Less-than-significant impact” means no substantial adverse change in the physical environment (no mitigation is needed).

“Potentially significant impact” means an impact that might cause a substantial adverse change in the environment (mitigation is recommended because potentially significant impacts are treated as significant).

“Significant impact” means an impact that would cause a substantial adverse change in the physical environment (mitigation is recommended).

“Significant and unavoidable impact” means an impact that would cause a substantial adverse change in the physical environment and that cannot be avoided, even with the implementation of all feasible mitigation.

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