

# 1 INTRODUCTION

This draft environmental impact report (DEIR) evaluates the environmental impacts of the proposed 1215 O Street Office Building 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 (RESO) is responsible for the planning, permitting, and implementation of the 1215 O Street Office Building Project, which was identified in DGS’s 2015 Capitol Area Plan (CAP) Progress Report and Governor Brown’s 2016 Five-Year Infrastructure Plan to address the safety and capacity of the California Department of Food and Agriculture (CDFA) Annex building as well as critical State office space deficiencies in downtown Sacramento. This project would involve the demolition of the vacant CDFA Annex building and construction of a new office building at the same location. The State-owned, four-story office building was constructed in 1953 and is attached to the existing California Department of Food Agriculture Building at 1220 N Street via an elevated skybridge over the alley between the two buildings. The project is intended to redevelop underutilized space in downtown Sacramento and to consolidate and upgrade State office space in the region. The new building would be approximately 300,000 to 350,000 gross square feet (GSF) with a maximum height of 150 feet. The building would primarily provide State office space, but would include some limited underground parking, ground-level commercial space, and a fitness center for State employees. The new building would be connected to the State-owned Central Plant for heating and cooling. Photovoltaic solar panels would be installed on the roof of the building and over the parking spaces of the existing surface parking lot immediately across O Street, and would provide power to the new building. The building would have a proposed occupancy of approximately 1,000 to 1,200 employees, which would primarily be relocated from the State-owned Bateson office building at 1600 9th Street. Vacating the Bateson building would allow the eventual renovation and re-occupation of that building. However, there are no details currently available regarding the ultimate future use of the Bateson building, who might occupy it, or the timing of any future renovation and re-occupation of the building.

## 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 for additional regulatory approvals 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 1215 O Street Office Building 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 1215 O Street Office Building 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-approval responsibility 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 Food and Agriculture Building at 1220 N Street, which is listed on 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 1215 O Street Office Building Project was being prepared and to solicit input on the scope and content of the document. The NOP and responses to the NOP 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 will be held on the DEIR on May 17, 2017, between 4:30 p.m. and 6:30 p.m. at the Sheraton Grand Sacramento Hotel, 1230 J Street, Sacramento, CA 95814. 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 1215 O Street Office Building 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 1215 O Street Office Building 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 1215 O Street Office Building 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 1215 O Street Office Building 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 1215 O Street Office Building 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 1215 O Street Office Building Project, including alternatives considered but eliminated from further consideration, the No Project Alternative, and two 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.

This page intentionally left blank.