

NOTICE OF AVAILABILITY

Draft Environmental Impact Report for the Richards Boulevard Office Complex Project

Project Location

The California Department of General Services (DGS) is planning to build a new office complex located on a site which currently houses the State Printing Plant. 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.

Project Description

The Richards Boulevard Office Complex (RBOC) project includes the design and construction of a new office complex on a 17-acre State-owned site located between Richards Blvd and North 7th Street. The project includes up to 1.375 million gross square feet (GSF) of office space. The complex would provide up to 1.225 million GSF of workspace (approximately 920,000 net usable square feet) and up to 150,000 GSF of amenity space. Amenities could include lobbies, cafeteria(s), fitness center, an auditorium, up to 15,000 sf of retail space, training and conference rooms, daycare (up to 15,000 sf of space), and up to 5,000 sf of bike storage (for approximately 500 bikes).

While the exact design will be developed through a design-build process, DGS anticipates that the office complex would include multiple office buildings, including three mid-rise buildings and one high-rise building. Heights may vary but the tallest structure would be up to 29 stories and no more than 418 feet tall. A parking garage may also be constructed onsite. Buildings would be designed to meet or exceed U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver level, including Zero Net Energy.

Comments on the Draft EIR

DGS has prepared a Draft Environmental Impact Report (EIR) that is subject to review and comment by the public starting on March 12, 2019. The public may comment on the Draft EIR by submitting written comments at any time during the public review period.

Comment Period: March 12, 2019 – April 26, 2019 (5:00 p.m.)

A meeting regarding the project will occur on April 9, 2019, from 4:30 p.m. to 5:30 p.m. in the first floor auditorium at 707 3rd Street, West Sacramento, CA 95605. The public is invited to attend and provide written comments on the Draft EIR.

Comments may be delivered by hand to the meeting described above or to the street address below, or sent to the following mailing address or email address. Comments must be received no later than April 26, 2019 at 5:00 p.m.:

Stephanie Coleman, Senior Project Manager
Department of General Services, Environmental Services Section
Street Address: 707 3rd Street, 4th Floor, West Sacramento, CA 95605
Mailing Address: P.O. Box 989052, West Sacramento, CA 95798
Email: environmental@dgs.ca.gov
Phone: (916) 376-1602

Upon publication, the environmental documents described above are available online at <http://www.dgs.ca.gov/resd/Programs/EnvironmentalServicesSection/CaliforniaEnvironmentalQualityAct.aspx>, and may be viewed in printed form:

- At Sacramento Central Library at 828 I Street during library hours;
- At the Department of General Services (DGS), Environmental Services Section between 8:00 a.m. and 4:30 p.m. (707 3rd Street, 4th Floor, West Sacramento, CA 95605); or
- By requesting a copy by email from environmental@dgs.ca.gov.

Referenced documents are available at the DGS offices (above) or may be obtained by emailed request.

Findings of the Draft EIR

The Draft EIR (SCH# 2018122034) has been prepared in conformance with the California Environmental Quality Act ([CEQA] Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Chapter 3, Section 15000, et seq.) to disclose the environmental impacts associated with the RBOC project.

The issues discussed within the Draft EIR include: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions and Climate Change, Hydrology and Water Quality, Land Use and Planning, Noise and Vibration, Population and Housing, Public Services, Transportation and Circulation, and Utilities and Infrastructure. Mitigation is included in the Draft EIR to reduce impacts to less-than-significant levels; however, significant and unavoidable impacts have been identified for the following areas: Air Quality; Noise and Vibration; Transportation and Circulation; and Utilities and Infrastructure.