

From: [Randee Tavarez](#)
To: [Charles Tschudin](#)
Subject: 7-11 on Northgate
Date: Sunday, May 24, 2026 9:05:21 PM

Hi Charlie!

I see you are following in the Big footsteps of your mother!
A senior planner already?

I am tasked with posting items for my community association,
and thus I received your letter concerning the proposed 7-11
on Northgate by I-80.

And lo & behold...sent by you.

I live off of Northgate, but I do not have a problem with that structure being built there.
It is far enough away from me and most people's houses, I can't see it being a
problem.

Ok then.
Randee

From: [Spence, Robynn L@DOT](mailto:Spence,Robynn.L@DOT) on behalf of [D3 Local Development@DOT](mailto:D3_Local_Development@DOT)
To: [Charles Tschudin](mailto:Charles.Tschudin@opr.ca.gov); state.clearinghouse@opr.ca.gov
Cc: [Smith, David@DOT](mailto:Smith,David@DOT)
Subject: Caltrans District 3 LDR Response: 7-Eleven Convenience Store & Fuel Station, Northgate Blvd & Rosin Ct/SCH#2026050669
Date: Thursday, May 21, 2026 7:17:17 AM

Good morning Charles,

Thank you for including the California Department of Transportation in the review process for the 7-Eleven Convenience Store & Fuel Station, Northgate Blvd & Rosin Ct/SCH#2026050669 Project. We wanted to reach out and let you know that we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Thank you.

Respectfully,

Robynn Spence

Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
(530) 812-6874
Schedule: M-F, 7am-3:30pm
In Office: M & W | Telework: Tu, Th, & F



June 16, 2026

Charles Tschudin, Senior Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

Subject: 7-Eleven Convenience Store and Fuel Station Project, Northgate Boulevard and Rosin Court (SCH# 2026050669)

Dear Charles Tschudin:

Thank you for providing the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) with the opportunity to review the [7-Eleven Convenience Store, Northgate Boulevard and Rosin Court](#) Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA). This project includes development of a convenience store and fuel station with eight conventional fueling positions, at the northwest corner of the intersection of Northgate Boulevard and Rosin Court. Sac Metro Air District offers the following recommendations on air quality and climate considerations consistent with methods recommended in our [Guide to Air Quality Assessment in Sacramento County](#) (CEQA Guide), available on our website.

Construction Mitigation

Sac Metro Air District commends the inclusion of our [Basic Construction Emission Control Practices](#) (BCECP) as construction mitigation. We note that one of element of the BCECP is missing, and should be included. As a reminder, projects must implement the BCECP in order to use Sac Metro Air District's non-zero particulate matter [thresholds of significance](#) for CEQA review. The BCECP are also helpful to ensure compliance with Sac Metro Air District's [Rule 403, Fugitive Dust](#).

- Sac Metro Air District recommends inclusion of all components of our BCECP into mitigation measure AQ-1, including the following component: Provide current certificate(s) of compliance for the California Air Resources Board's (CARB's) In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or <https://ww2.arb.ca.gov/our-work/programs/truckstop-resources/road-zone/doors-resources>

All construction measures that are included in the air quality technical report modeling in Appendix E, and affect the estimation project emissions generated, should be included as mitigation in the final MND. The air quality technical report modeling outputs indicate that Tier 4 engines will be used. The outputs also include "Use of Local and Sustainable Building Materials" as a user-selected emission reduction measure.

- Sac Metro Air District recommends that the final MND include (1) a mitigation measure to ensure use of Tier 4 construction equipment where equipment is greater than 50 horsepower and (2) a mitigation measure to ensure that all building materials used in project construction are locally sourced and sustainable consistent with the [US Green Building Council](#) definitions and protocols.

Health Risk Assessment

The project site appears to be within 1,000 feet of Garden Valley Elementary School, but the MND Health Risk Assessment (HRA) does not explicitly assess the project's health risk impact on that school.

- Sac Metro Air District recommends that a section of the HRA be dedicated to analysis of potential impacts to this school, focusing specifically on risk to the school in the broader categories of hazard identification, exposure assessment, toxicity assessment and risk characterization.

Appendix E Input / Output Files

Section 8 "User Changes to Default Data" in the Appendix E [CalEEMod](#) report are largely described as "Applicant Response to Data Request," which is not clear or specific and cannot help the reader assess the changes to default data.

- For full, clear public disclosure consistent with the intent of CEQA, Sac Metro Air District recommends providing a specific, easily understood explanation for all the changes to default data in Section 8 of the Appendix E CalEEMod report.

Gasoline Dispensing Facilities

As a reminder, gasoline dispensing facilities (GDFs) are required to obtain an Authority to Construct and Permit to Operate from the Sac Metro Air District. The installation of a California Air Resources Board certified vapor recovery system is also required. The Sac Metro Air District will conduct a health risk assessment for the GDF which may limit the gasoline throughput to meet allowable health risk levels.

For GDF application instructions and forms visit: <http://www.airquality.org/businesses/permits-registration-programs/permit-applications-recordkeeping-advisories/gasoline-dispensing-facility>. If you have any questions on GDFs, please contact Matt Baldwin, Program Supervisor with Sac Metro Air District's Permitting Section, at 279-207-1119 or mbaldwin@airquality.org.

Please be advised that California law requires public noticing for GDFs that are within 1,000 feet of schoolsites, which would be conducted as part of the permitting process. For further reference, visit the California Health and Safety Code online at http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=42301.6

Construction

As a reminder, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#).

Conclusion

Thank you for your attention to our comments. If you have questions about them, please contact me at mwright@airquality.org or 279-207-1157.

Sincerely,

A handwritten signature in cursive script that reads "Molly Wright".

Molly Wright, AICP
Air Quality Planner / Analyst

cc: Paul Philley, Transportation and Climate Change Program Manager
Rich Muzzy, Transportation and Climate Change Program Supervisor
Steve Mosunic, Engineering and Compliance Program Manager
Matt Baldwin, Engineering and Compliance Program Supervisor