

ATTACHMENT A

ERRATA, RESPONSE TO COMMENTS MEMO AND
COMMENT LETTERS FOR THE SACRAMENTO
MIXED USE APARTMENTS PROJECT (P21-020)

ERRATA

Errata

This errata sheet presents, in ~~striketrough~~ and underline format, revisions to the Draft IS/MND. The revisions to the Draft IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis. Because the changes presented below would not result in any new significant impacts or increase an impact significance from what was identified in the Draft IS/MND, recirculation of the IS/MND is not required.

Staff-Initiated Revisions to the IS/MND

The following staff-initiated changes are made to clarify the IS/MND.

1. The third paragraph under *Answers to Checklist Questions* on page 63, is revised to read as follows:
“In the event that additional remediation of the Project Site is required, the Project Applicant would be required to notify the following State agencies under the following State statutes respectively:
 - Department of the California Highway Patrol: California Vehicle Code Section 23112.5;
 - Office of Emergency Services and the California Public Utilities Commission: Public Utilities Code Section 7673, (PUC General Orders #22-B, 161);
 - State Fire Marshal: Government Code Sections 51018
 - Office Emergency Services: Water Codes Sections 13271, 13272; ~~and~~
 - Division of Occupational Safety and Health (Cal/OSHA): California Labor Code Section 6409.1 (b)10; and
 - Department of Toxic Substance Control
2. The second paragraph under *Answers to Checklist Questions* on page 64, is revised to read as follows:
“In conclusion, the potential soil contamination from the on-site LUST will be remediated, and to ensure no accidental exposure to existing contaminated soil and/or groundwater during construction ~~is~~ or occupation of the site mitigation measure HAZ-1 will be implemented. The Project Applicant would obtain a remediation plan and case closure letter to ensure that any subsequent aquifer contamination from the LUST would no longer be present on-site. In accordance with the Department of Toxic Substance Control, all imported soil and fill material will be tested to ensure any contaminants of concern are within approved screening levels for the indented land use. Furthermore, the Project Applicant would coordinate with the appropriate state, regional, and local agencies in the event that further remedial action is needed. As such, the Project would not have significant effects in this regard.”

3. The third paragraph under *Answers to Checklist Questions* on page 64, is revised to read as follows:

“Given the age of the existing vacant buildings on-site, there is potential for asbestos-containing materials (ACMs) and lead-based paint (LBP), as well as other potential hazardous materials to be present in association with the building materials of these buildings. As such, demolition of these buildings could potentially expose construction personnel to ACMs or LBPs. Demolition activities that could potentially result in the release of ACMs or LBPs would be required to be conducted in accordance with the U.S. EPA’s National Emission Standards for Hazardous Air Pollutants. These standards mandate that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. In addition, removal demolition, and disposal of any LBP or products, mercury, ACMs, and polychlorinated biphenyl caulk will be conducted in compliance with California environmental regulations and policies. Compliance with building standards, regulations, and General Plan policies would ensure that construction and operational impacts related to hazards and hazardous materials would be less than significant.”

4. The first paragraph under *Answers to Checklist Questions* on page 8, is revised to read as follows:

“The Project is located adjacent to Marysville Boulevard which is currently served by a public bus route (~~Foothill Transit Line 187~~ SacRT Bus Route 86) and is within walking distance of the existing bus stops located along Marysville Boulevard and Arcade Boulevard. Construction activities associated with the Project would not affect access or safety at the existing bus stops, nor would it hinder public transit service along Marysville Boulevard. In addition, construction and operation of the Project would not result in impacts to the existing Marconi/Arcade Transit or the Blue Line light-rail transit, due to the distance between the Project site and the transit stations.”

5. The first paragraph under *Water Supply and Infrastructure* on page 100, is revised to read as follows:

“The Project would utilize the existing underground water mains to provide potable water for the proposed mixed-use development and fire hydrants for fire suppression purposes. These water mains are currently connected to the City’s existing water mains along Marysville Boulevard. As discussed in Appendix A to this Initial Study, the Project is anticipated to generate approximately 6,269,092 gallons per year, or 19.23 acre-feet per year (AFY). Thus, the Project would account for less than one percent of the City’s projected water supply in a normal year, single dry year, and multiple dry year scenarios for the year 2045. Accordingly, the Project would be accounted for in the City’s UWMP’s current water supply and demand projections. The Project would be required to meet all applicable requirements for new water services and connections in Chapter 13.04 (Water System) of the Municipal, such as new private line installation requirements and all applicable service, connection, and ~~connection~~ water development fees. Furthermore, in the event that construction activities require additional potable water to be conveyed from the City’s public mains, the Project Applicant would

adhere to the development standards outlined in Section 13-2 of the City's Standard Specifications for Public Construction and prepare a water supply plan for the City's Department of Utilities (DOU) prior to the initiation of such activities. This water supply plan would detail the anticipated quantity of water flow to be conveyed and the number, size, and material type of any pipes used. Nevertheless, the Project would not impact the City's adequate water supply and facilities and would have no additional project-specific environmental effects."

6. The first paragraph under *Stormwater* on page 101, is revised to read as follows:

"The Project would implement a new on-site stormwater system to offset the increase in impervious surfaces by the Project. The proposed stormwater system would connect to the existing drainage mains along the perimeters of the Project Site and would adequately discharge on-site stormwater in accordance with City's Standard Specifications. The proposed stormwater system would also be constructed per the applicable design requirements of the City's Department of Utilities (DOU) Onsite Design Manual for multi-residential developments. The Project will be required to provide onsite drainage determined to mitigate for the increase in impervious areas. Furthermore, the Project would be required to comply with Chapter 15.88 (Grading, Erosion, and Sediment Control) of the City's Municipal Code, which prohibits development of the proposed project should the project would obstruct, impede, or interfere with the natural flow of existing off-site drainage crossing the Project Site. As such, the Project would not substantially impact the City's existing stormwater drainage facilities, and no additional project-specific environmental effects would occur."

7. The first paragraph under the *Project Description* on page 1 of the Notice of Availability/Notice of Intent, is revised to read as follows:

"The proposed project consists of a request to demolish existing buildings and construct a five-story approximately 122,000 square-foot mixed use building with 108 dwelling units above ground level retail space and construct a new 2,948 square foot mechanics shop, all within the C-2 zone. This request requires a Planning and Design Commission Conditional Use Permit for an auto-service and repair use and Site Plan and Design Review of the new development."

RESPONSE TO COMMENTS MEMORANDUM

Following the close of the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) public comment period (November 16, 2023, to December 18, 2023), several letters were submitted to the City of Sacramento (City) regarding the proposed Sacramento Mixed-Use Apartments Project (Proposed Project, SCH# 2023110406). Written comments were received from the following:

Letter #	Organization	Author	Date Received
1	Central Valley Regional Water Quality Control Board	Peter Minkel, Engineering Geologist	December 18, 2023
2	Department of Toxic Substances Control	Dave Kereazis, Associate Environmental Planner	December 15, 2023
3	Sacramento Metropolitan Air Quality Management District	Joseph J. Hurley, Associate Air Quality Planner/Analyst	December 15, 2023
4	Pacific Gas and Electric Company	Alexa Gardea, Land Management	December 11, 2023
5	Sacramento Regional Transit District	Sarah Poe, Planner	December 18, 2023
6	Individual	Penelope Larry	December 17, 2023
7	Individual	Mary Andrews	December 14, 2023

Response to Comments

Letter 1 Central Valley Regional Water Quality Control Board

The commenter provides details on the Central Valley Regional Water Quality Control Board's Basin Plans and notes that the IS/MND should evaluate potential impacts to both surface and groundwater quality. The letter also provides requirements for several permits including the Construction Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit, Waste Discharge

Requirements, Dewatering Permit, Limited Threat General NPDES Permit, and NPDES Permit. **Section 8, Hydrology and Water Quality**, of the IS/MND analyzes the Project's potential impacts to surface and groundwater quality. The Project Applicant will apply for applicable permits prior to project construction. The comments are noted, and no further response is required.

Letter 2 Department of Toxic Substances Control

The commenter requests to be notified if any further Project remediation is required and provides guidance regarding construction related recommendations. The comments in this letter resulted in three revisions to **Section 7, Hazards**, of the IS/MND, as documented in the Errata for this project.

Letter 3 Sacramento Metropolitan Air Quality Management District

The commenter provides design recommendations for the final design to address urban heat islands. The comments are related to the Project and do not relate to the adequacy of the analysis included in the IS/MND. The comments will be included as part of the record and forwarded to the decision-makers for their review and consideration prior to any action being taken on the Project. The commenter also states that all projects are subject to Sac Metro Air District rules during construction, **Section 2, Air Quality**, of the IS/MND identifies applicable rules associated with the Project.

Letter 4 Pacific Gas and Electric Company

The commenter states that PG&E operates and maintains a 2-inch gas distribution main within Ermina Drive along the westerly portion of the Project Site and requests that all trees and brush be planted at a minimum of 5-feet from the existing gas main. The comments are related to the Project and do not relate to the adequacy of the analysis included in the IS/MND. The comment will be included as part of the record and forwarded to the decision-makers for their review and consideration prior to any action being taken on the Project.

Letter 5 Sacramento Regional Transit District

The commenter provides a correction to the bus route serving the Project Site. The comment in this letter resulted in one revision to **Section 12, Transportation and Circulation**, of the IS/MND, as documented below.

Letter 6 Penelope Larry

The commenter states they are in support of a mixed-use development but oppose the inclusion of a mechanics shop and questions the location of the mechanic's shop. The comment is related to the Notice of Availability posted on November 9, 2023, which included and prior version of the Project. The Project no longer includes a mechanic's shop and the analysis included in the IS/MND also did not include a mechanic's shop. The comment does not relate to the adequacy of the analysis included in the IS/MND. The comment will be

included as part of the record and forwarded to the decision-makers for their review and consideration prior to any action being taken on the Project.

The commenter also requests a full CEQA analysis for the Project. The comment does not relate to the adequacy of the analysis included in the IS/MND, which is the appropriate (a.k.a., “full”) CEQA analysis, based on the determinations documented therein. However, the comment will be included as part of the record and forwarded to the decision-makers for their review and consideration prior to any action being taken on the Project.

Letter 7 Mary Andrews

The commenter states that they oppose the Project and expresses concern with traffic, aesthetics, and air quality. The commenter also opposes the inclusion of a mechanic’s shop with the project. The comment is related to the Notice of Availability posted on November 9, 2023, which included and prior version of the Project. The Project no longer includes a mechanic’s shop and the analysis included in the IS/MND also did not include a mechanic’s shop. The comment does not relate to the adequacy of the analysis included in the IS/MND. As discussed in *Section 1, Aesthetics*, of the IS/MND, the Project would adhere to local policies and regulations and would have no additional project-specific environmental effects relating to Aesthetics. As discussed in *Section 2, Air Quality*, of the IS/MND, the Project would not exceed the SMAQMD thresholds and would have no additional project-specific environmental effects relating to Air Quality. The commenter requests a copy of the Traffic Impact Study and developer proposal. As discussed in *Section 12, Transportation and Circulation*, of the IS/MND, construction activities associated with implementation of the Project could result in impacts to traffic circulation and access to pedestrian facilities. However, implementation of **Mitigation Measure TRA-1** would require the preparation of a construction Traffic Management Plan to maintain circulation and access within the Project Area during construction. Therefore, all additional significant environmental effects of the Project relating to Transportation and Circulation can be mitigated to a less than significant level. The comments are related to the Project and do not relate to the adequacy of the analysis included in the IS/MND. The comments will be included as part of the record and forwarded to the decision-makers for their review and consideration prior to any action being taken on the Project.

Central Valley Regional Water Quality Control Board

18 December 2023

Ron Bess
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
Rbess@cityofsacramento.org

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, SACRAMENTO MIXED-USE APARTMENTS PROJECT (P21-020), SCH#2023110406, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 15 November 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Sacramento Mixed-Use Apartments Project (P21-020), 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, 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_2018_05.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 and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-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

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. 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/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

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 Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. 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 Threat 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 Threat Waiver and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

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

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) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

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



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 15, 2023

Ron Bess
Associate Planner
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
Rbess@cityofsacramento.org

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE SACRAMENTO MIXED-
USE APARTMENTS PROJECT (P21-020) DATED NOVEMBER 15, 2023 STATE
CLEARINGHOUSE NUMBER [2023110406](#)

Dear Ron Bess,

The Department of Toxic Substances Control (DTSC) received a MND for the Sacramento Mixed-Use Apartments Project (Project). The proposed Project consists of a request to demolish existing buildings and construct a five-story approximately 122,000 square-foot mixed use building with 108 dwelling units above ground level retail space and construct a new 2,948 square foot mechanic shop. This request requires a Planning and Design Commission Conditional Use Permit for an auto-service and repair use and Site Plan and Design Review of the new development.

After reviewing the Project, DTSC recommends and requests consideration to be notified if any further Project remediation is required. In Section 7. Hazards of the Environmental Checklist and Discussion, DTSC is not mentioned as an agency to be

notified even though it is our responsibility as a Responsible Agency to review and comment on any hazardous waste encounters. In the event remedial action is required, DTSC would be involved in the oversight and therefore, should be notified when remediation becomes necessary. Additional comments for the construction phase of the Project include:

1. If buildings or other structures are to be demolished on any project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#)
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the MND for the Sacramento Mixed-Use Apartments Project. If you have any questions or concerns, simply respond to this [email](#) for guidance.

Ron Bess
December 15, 2023
Page 3

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)
Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
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Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
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Scott.Wiley@dtsc.ca.gov



12/15/2023

Ron Bess, Associate Planner
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
Rbess@cityofsacramento.org

Submitted Via Email

Subject: Initial Study/Draft Mitigated Negative Declaration (IS/MND) for the Sacramento Mixed Use Apartments Project (P21-020)
Sac Metro Air District # SAC202303272

Dear Nicholas Sosa,

Thank you for providing an opportunity for the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) to review the Initial Study/Draft Mitigated Negative Declaration (IS/MND) for the Sacramento Mixed Use Apartments Project. The proposed Project consists of a request to demolish existing buildings and construct a five-story, approximately 122,000 square-foot mixed-use building with 108 dwelling units above ground-level retail space and construct a new 2,948 square foot mechanics shop, all within the C-2 zone. This request requires a Planning and Design Commission Conditional Use Permit for an auto-service and repair use and a Site Plan and Design Review of the new development. Sac Metro Air District staff comments on routing follow.

Policies to Reduce the Sacramento Region Urban Heat Island:

According to the [Capital Region Transportation Sector Urban Heat Island Mitigation Project](#) (UHI Project), the urban heat island effect already presents a serious challenge for our region, with urbanized areas in Sacramento some 3 to 9 degrees Fahrenheit warmer than their surrounding areas. Higher ambient temperatures increase the formation of ozone, a respiratory system irritant. During extreme heat and extended heat waves, these higher temperatures can lead to heat stress, heatstroke, and even heat mortality, especially for the elderly, the young, and those with pre-existing health conditions. The urban heat island results from the conversion of undeveloped land to urbanized land.

Please consider incorporating the following design principles as requirements in the final design, as informed by UHI Project findings, to help mitigate this Project's contribution to the urban heat island effect.

1. New paved areas are required to incorporate tree canopy and/or cool paving materials and other means to ensure shading and heat island reduction.
2. All new pavements, including sidewalks, roads, bike lanes, pedestrian paths, parking lots, and plazas, have an albedo of at least 0.25-0.5.

3. All new structures utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs, at least 0.20 for steep-sloped roofs, and a minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.
4. For parking lots where cool pavements or tree shading are not feasible, we recommend considering solar photovoltaic shade structures to reduce the urban heat island effect, generate renewable energy, and provide shading to parked vehicles. Shading parked vehicles can reduce evaporative emissions of volatile organic compounds from conventional, gasoline-powered cars and protect battery health and vehicle charging speeds for electric vehicles.
5. To the extent feasible, we recommend that the specific plan reduce pavements and paved surfaces - which absorb and amplify heat - for green infrastructure, bioswales, and rain gardens, utilizing native and drought-tolerant vegetation.

Construction:

All projects are subject to Sac Metro Air District rules in effect during construction. A complete listing of rules is available at www.airquality.org or by calling 279-207-1156.

Communication:

To allow for sufficient time for coordination, please send all future environmental documents and notices to ProjectReview@AirQuality.org.

Thank you for considering these comments. If you have any questions, please contact me at (279) 207-1130 or jhurley@airquality.org.

Regards,

-JJ Hurley

Joseph J. Hurley
Associate Air Quality Planner/Analyst

cc: Paul Philley, AICP, CEQA & Land Use Program Supervisor



December 11, 2023

Ron Bess
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

Re: P21-020 Sacramento Mixed Use Apartments
Marysville Boulevard & Ermina Drive, Sacramento, CA

Dear Ron Bess,

Thank you for giving us the opportunity to review the subject plans. The proposed P21-020 Sacramento Mixed Use Apartments is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates and maintains a 2-inch gas distribution main within Ermina Drive along the westerly portion of the subject property. PG&E requests that all trees and brush planted near the existing gas main maintain a minimum distance of 5-feet from the existing gas main. Trees and vegetation pose a significant safety threat to underground gas lines and can interfere with PG&E's maintenance and access, both routinely and in an emergency.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at alexa.gardea@pge.com.

Sincerely,

Alexa Gardea
Land Management

From: [Sarah Poe](#)
To: [Ron Bess](#); [Sierra Peterson](#); [Karlo Felix](#)
Cc: [Scott Johnson](#)
Subject: RE: Notice of Availability/Intent for the Sacramento Mixed Use Apartments Project (P21-020)
Date: Monday, December 18, 2023 11:03:11 AM
Attachments: [image001.png](#)

Hi Ron,

One small edit to page 84- it refers to Foothill Transit Line 187 as the bus route serving the project site, but it should say "SacRT bus Route 86" instead.

vehicle miles traveled (VMT).

Answers to Checklist Questions

A) Effect can be mitigated to less than significant.

The Project is located adjacent to Marysville Boulevard which is currently served by a public bus route (~~Foothill Transit Line 187~~) and is within walking distance of the existing bus stops located along Marysville

Impact Sciences, Inc.
1338.004

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Sacramento Mixed Use Project Initial Study
November 2023

SARAH POE

Planner

SACRAMENTO REGIONAL TRANSIT DISTRICT

p: 916.556.0518

e: spoe@sacrt.com

1400 29th Street, Sacramento, CA 95816

From: Ron Bess <RBess@cityofsacramento.org>
Sent: Thursday, November 16, 2023 9:20 AM
To: Sierra Peterson <SPeterson@cityofsacramento.org>; Karlo Felix <KFelix@cityofsacramento.org>
Cc: Scott Johnson <SRJohnson@cityofsacramento.org>; Ron Bess <RBess@cityofsacramento.org>
Subject: Notice of Availability/Intent for the Sacramento Mixed Use Apartments Project (P21-020)

You don't often get email from rbess@cityofsacramento.org. [Learn why this is important](#)

[EXTERNAL EMAIL] CAUTION: This email has originated from outside of SacRT. Please do not click on links, open attachments or respond to this email unless you are expecting the content.

Good Afternoon,

This email is to inform you that the City of Sacramento, Community Development Department, as Lead Agency, has issued a **Notice of Availability/Intent to Approve the Sacramento Mixed Use Apartments Project (P21-020)**.

The Comment Period is from November 16, 2023, to December 18, 2023.

The document is now available for public review and comment. The NOA/I is available, along with the Mitigated Negative Declaration and Appendices at the City's Community Development Department webpage at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

Comments are invited from all interested parties. Written comments on the Mitigated Negative Declaration should be submitted to the following address **NO LATER THAN 4:00 pm on Monday, December 18, 2023**. All comments should be submitted via email or mailed to:

Ron Bess, Associate Planner
City of Sacramento
Community Development Department
Environmental Planning Services
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
(916) 808-8272
Rbess@cityofsacramento.org

Thank You.

From: [Penelope Larry](#)
To: [Ron Bess](#)
Subject: Sacramento Mixed Use Apartments Project (P21-020)
Date: Sunday, December 17, 2023 11:40:32 PM

Hi Mr. Bess,

Please see my comments below regarding the above-referenced project:

My office is located adjacent to the proposed development, and I am in favor of a "mixed use building with 108 dwelling units...". However, I am opposed to a mechanic's shop in this area, and near my office. Specifically:

1. The Project Description mentions "a new 2,948 square foot mechanics shop, all within the C-2 zone." However, I was not able to locate the mechanic's shop on the plans. Please advise of the mechanic's shop location on the plans. There are already two mechanic shops in close proximity to the proposed building location (one on the opposite side of the street, the other on the same side).
2. The IS/MND threshold used seems too low for conducting a study of traffic, pollution, noise, and hazardous material in this area. I request a full CEQA analysis.

Thank you for your assistance in this matter.

Penelope Larry
619-681-3832

December 14, 2023

Attention Ron Bess, Associate Planner;

I am writing this in response to the letter your office sent to me about the project "Sacramento Mixed Use Apartments Project (P21-020)". Every neighbor I have spoken to, as well as myself are absolutely against what you are proposing!

To begin with is the fact that Marysville Blvd. and Arcade Blvd. are already stressed with a back up of traffic during the rush hours, to the point that you must sit through several lights to get across or turn at the intersection. Also, if you wish to get out of a side street (such as Strader Ave., Sonoma Ave., Palo Verde Ave., Palmer St., or Ermina Dr.) the congestion to get on or across either Marysville or Arcade is already ridiculous! And, this is compounded by the fact that because residences and businesses are so close to the streets, it is impossible to add lanes. Also, the lessening of Del Paso Blvd. from two, to one lane either way has only added to the amount of traffic on Marysville Blvd.


Another important fact is that a "5" story building is NOT in keeping with the other structures in our little neighborhood! It would over-shadow everything else in our area! And, NO one wants others looking down in their yards, or having a huge structure shadowing their property.

The fact that you would even think to propose having another auto-service and repair shop in this area is unreasonable! We already have more than this neighborhood should polluting our air!

If you were to propose duplexes, triplexes, 4-plexes, or even a "2" story family oriented apartment complex, we would understand it as neighborhood growth. BUT, what the contractor is proposing is "NOT" going to benefit our community! We are very much aware that because we are not a wealthy, influential area you are hoping to once again use us as a means to slip through a project that a more affluent neighborhood would have the means to readily and financially reject. Over my 50+ years of living in this neighborhood have seen the city use us as a dumping ground for projects that do NOT benefit us. I do NOT want it to happen once again!

Please, send me a copy of the traffic impact study, and the developers proposal that must have been submitted to the board of supervisors and/or planning commission. My neighbors and I feel that if Sacramento really cared about our community, they would seek to build the types of homes stated above to house families, NOT a "5" story, future Tenement.

Thank you,

Mary L. Andrews - 
1501 Strader Ave.
Sacramento, CA 95815
Phone # (916)922-2002