

**MEDLEY APARTMENTS PROJECT (P18-070)**  
**INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION  
ERRATA SHEET**

June 2019

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June 2019

**MEDLEY APARTMENTS PROJECT (P18-070)  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**ERRATA SHEET  
JUNE 2019**

**INTRODUCTION**

The Initial Study/Mitigated Negative Declaration (IS/MND) for the Medley Apartments Project (P18-070) was circulated for public comments from May 3, 2019 to May 24, 2019. Written comments were received as follows:

Date	Commenting Agency
5/6/2019	PG&E
5/9/2019	Regional San
5/22/2019	California Department of Transportation
5/22/2019	Sacramento Municipal Utility District
5/22/2019	Sacramento Metropolitan Air Quality Management District

Each written comment is included in Attachment A. A summary of the comment letters are provided below.

**PACIFIC GAS AND ELECTRIC (PG&E), MAY 6, 2019**

The PG&E letter provides information regarding the application process for hooking up to PG&E gas and electric facilities and other development-related requirements. The comments are acknowledged and no further response is required.

**SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (REGIONAL SAN), MAY 9, 2019**

The letter from Regional San confirmed that sewer service for the project would be provided by the City's local sewer collection system and would be treated at the Sacramento Regional Wastewater Plant, as described on page 50 of the IS/MND (and revised below). The letter also describes the fees associated with connection to the sewer system. The letter from Regional San resulted in one revision to the IS/MND, as documented below.

**CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), MAY 22, 2019**

The Caltrans letter recommended preparation of a multi-modal transportation impact study that would evaluate the project's consistency with the state's mobility goals. During the preparation of the IS/MND, the Department of Public Works prepared a trip generation assessment for the project based on trip rates published in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017). The project is expected to generate approximately 1,169 new daily vehicle trips with 75 trips during the AM peak hour and 90 trips during the PM peak hour. The project is also included in the list of projects assumed to be baseline projects for North Natomas Infill Redevelopment PUD transportation analysis. Thus, the new project trips on the City and State roadway facilities will be accounted for when analyzing the baseline and cumulative scenarios for the North Natomas Infill Redevelopment project. This clarification does not alter the analysis of conclusions of the IS/MND.

## **SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD), MAY 22, 2019**

The SMUD letter confirms that SMUD maintains facilities in the project area and that the MND should include coverage of issues of importance to SMUD, including energy efficiency, climate change, and cumulative impacts. The MND discusses these issues and references the Master EIR certified by the City as well as the policies of the 2035 General Plan. SMUD also indicates that should SMUD utility relocation be required it should be documented in the project description. The project includes roadway striping that would require some utilities; however, relocation of SMUD facilities is not anticipated. No further response is required.

## **SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD), MAY 22, 2019**

The SMAQMD letter notes that the project is consistent with the City's Climate Action Plan; therefore, no mitigation is required. The SMAQMD also notes that it had reviewed the IS/MND and had no comments. No further response is required.

## **ERRATA**

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

## **STAFF-INITIATED REVISIONS TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

The following staff-initiated changes are made to clarify the Initial Study/Mitigated Negative Declaration.

1. Page 48 of the IS/MND has been revised accordingly:

"The State Water Resources Control Board requires dischargers whose projects disturb 1 or more acres of soil, or whose projects disturb less than 1 acre but are part of a larger common plan of development that in total disturbs 1 or more acres, to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit 99-08-DWQ). Effective July 1, 2010, all dischargers are required to obtain coverage under the Construction General Permit Order ~~2009-0009-DWQ adopted on September 2, 2009~~ 2012-0006-DWQ effective as of July 17, 2012. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The project would comply with the conditions of the State's Construction General Permit."

The change is for clarification purposes only and does not alter the analysis or conclusions of the IS/MND.

2. Page 49 of the IS/MND has been revised accordingly:

"Once operational, the project would include drainage features such as LID, consistent with the Stormwater Quality Design Manual for the Sacramento Region (July 2018), to allow for on-site treatment and drainage. ~~In addition, the project would include connection to the City's Combined Sewer System (CSS) which transports runoff to the Sacramento Regional County Sanitation District's (SRCSD's) Sacramento Regional Wastewater Treatment Plant for treatment prior to discharge into the Sacramento River. The project is located within the Sacramento Area Sewer District (SASD) jurisdiction for sewer and is located within the City's separated drainage system, which is treated by a regional water quality basin (located at River Birch Park Site on Terracina~~

Drive approximately 0.7 mile east of the project site) then discharged into the Natomas East Drainage Canal.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the IS/MND.

**REVISIONS TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IN RESPONSE TO COMMENT LETTERS RECEIVED DURING THE PUBLIC REVIEW**

The following changes are made to clarify the Initial Study/Mitigated Negative Declaration based on comments received on the project during the 20-day public review period and review of such comments by the City of Sacramento.

1. Page 82 of the IS/MND has been revised per the comment submitted by Regional San:

“The SRCSD provides wastewater treatment services at the Sacramento Regional Wastewater Treatment Plant, located south of the city limits. The treatment plant is permitted to treat an average dry weather flow of 181 million gallons per day and a daily peak wet weather flow of 392 million gallons per day. The majority of the treated wastewater is discharged into the Sacramento River. Improvements to the Upper Northwest and Lower Northwest Interceptors completed in 2010 and 2007, respectively, have allowed for increased capacity wastewater conveyance for future growth (City of Sacramento 2014a).”

The change is for clarification purposes only and does not alter the analysis of conclusions of the IS/MND.

**ATTACHMENT A**



May 6, 2019

Scott Johnson  
City of Sacramento Community Development Dept  
300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Johnson,

Thank you for submitting Medley Apartments plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



## Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)





Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



May 9, 2019

Mr. Scott Johnson  
City of Sacramento – Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento CA 95811

**Subject: Notice of Availability/Intent to Adopt - Mitigated Negative Declaration for the Medley Apartments Project (P18-070)**

Dear Mr. Johnson,

Sacramento Regional County Sanitation District (Regional San) has the following comments pertaining to the Mitigated Negative Declaration for the Medley Apartments project.

The proposed project consists of construction of a 160-unit apartment complex on a 6.4-acre project site. The proposed project site is located at 4170 and 4190 East Commerce Way within the Employment Center Zone of the City of Sacramento.

Local sanitary sewer service for the proposed project site will be provided by the Sacramento Area Sewer District's (SASD) local sewer collection system. Ultimate conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal will be provided by the Regional San Interceptor system.

Customers receiving service from Regional San and SASD are responsible for rates and fees outlined within the latest Regional San and SASD ordinances. Fees for connecting to the sewer system are set up to recover the capital investment of sewer treatment facilities that provides service to new customers. The SASD ordinance is located on the SASD website at <https://www.sacsewer.com/sewer-ordinance>, and the Regional San ordinance is located on the Regional San website at: <https://www.regionalsan.com/ordinance>.

Regional San and SASD are not land-use authorities. Projects identified within Regional San and SASD planning documents are based on growth projections provided by land-use authorities. Sewer studies may need to be completed to assess the impacts of any proposed project that has the potential to increase flow demands.

**Section 14 – Utilities and Service Systems – Wastewater:**

1. Please revise the following:
  - *“Improvements to the Upper Northwest Interceptor and Lower Northwest Interceptor completed in 2010 and 2007,*

**Main Office**

10060 Goethe Road  
Sacramento, CA 95827-3553  
Tel: 916.876.6000  
Fax: 916.876.6160

**Treatment Plant**

8521 Laguna Station Road  
Elk Grove, CA 95758-9550  
Tel: 916.875.9000  
Fax: 916.875.9068

**Board of Directors**

Representing:

County of Sacramento  
County of Yolo  
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*District Engineer*

Ruben Robles  
*Director of Operations*

Christoph Dobson  
*Director of Policy & Planning*

David O'Toole  
*Director of Internal Services*

Joseph Maestretti  
*Chief Financial Officer*

Nicole Coleman  
*Public Affairs Manager*

[www.regionalsan.com](http://www.regionalsan.com)

Mr. Scott Johnson

May 9, 2019

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*respectively, have allowed for increased capacity for future growth within the City limits.” to*

*“Improvements to the Upper Northwest Interceptor and Lower Northwest Interceptor completed in 2010 and 2007, respectively, have allowed for increased wastewater conveyance within the City limits.”*

If you have any questions regarding this letter, please feel free to contact me at (916) 876-6104 or by email: [armstrongro@sacsewer.com](mailto:armstrongro@sacsewer.com).

Sincerely,

*Robb Armstrong*

Robb Armstrong

Regional San Development Services & Plan Check

**DEPARTMENT OF TRANSPORTATION****DISTRICT 3**

703 B STREET  
MARYSVILLE, CA 95901  
PHONE (530) 634-7616  
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TTY 711  
www.dot.ca.gov/dist3



*Making Conservation  
a California Way of Life.*

May 22, 2019

GTS# 03-SAC-2019-00457  
P18-070

Scott Johnson  
Senior Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**Medley Apartments – Initial Study/Mitigated Negative Declaration**

Dear Mr. Johnson:

Thank you for including California Department of Transportation (Caltrans) in the application review for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's mobility goals that support a vibrant economy and build communities.

The Medley Apartments (Project) is located at 4170 and 4190 East Commerce Way in North Natomas, an urbanized portion of the community. The project is bound by East Commerce Way to the west, Sleep Train Arena main entrance on the north, Sports Parkway on the east and existing commercial development on the south. The approximately 6.4-acre Project includes the construction of 160-unit executive-style apartments with 274 parking stalls. Based on the information provided, Caltrans provides the following comments:

**Traffic Operations/Forecasting:**

The Initial Study/Mitigated Negative Declaration (IS/MND) for the Project anticipates 75 AM and 90 PM peak hour trips. Due to the proximity of the Project to the Interstate-5 (I-5) interchanges at Arena Boulevard and Del Paso Road, which currently operate at or near capacity during peak hours, we anticipate additional operational impacts to these interchanges. Therefore, we request a Multi-Modal Transportation Impact Study that includes the following:

Scott Johnson  
City of Sacramento  
May 22, 2019  
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- Existing traffic conditions without the Project;
- Existing traffic conditions with the Project;
- Future cumulative traffic impacts with the project that includes the following proposed projects:
  - Natomas Crossing-Quadrant B Office – located east of I-5 and north and south of Arena Boulevard;
  - North Natomas Community Center & Aquatic Center – located north of Del Paso Road and east of I-5;
  - Hyatt House & Place-North Natomas – located west of I-5 and on the south edge of Del Paso Road;
  - Sleep Train Apartments – located east of I-5, north of Arena Boulevard, and south of Del Paso Road;
  - Natomas Town Center East – located north of Del Paso Road, and east of I-5;
  - Paso Verde School – located east of I-5 and north of Del Paso Road;
- Trips generated and distributed by the Project;
- Analysis of southbound and northbound I-5 offramps terminals at Arena Boulevard and Del Paso Road should include a queue length analysis. These terminals operate at or near capacity during peak hours.
- Analysis of merge and diverge for the I-5 interchanges at Arena Boulevard and Del Paso Road;
- A Vehicles Miles Traveled (VMT) analysis which includes VMT per capita, and the average VMT per capita for the surrounding area;
- Evaluation of elements of multi-modal transportation system like bicycle paths, pedestrian and public transportation facilities.

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

If you have any questions regarding these comments or require additional information, please contact Uzma Rehman, Intergovernmental Review Coordinator for the City of Sacramento, by phone (530) 741-5173 or via email to [uzma.rehman@dot.ca.gov](mailto:uzma.rehman@dot.ca.gov).

Sincerely,



ALEX FONG, Branch Chief  
Office of Transportation Planning  
Regional Planning Branch – South





*Sent Via E-Mail*

May 22, 2019

Scott Johnson  
City of Sacramento  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
srjohnson@cityofsacramento.org

Subject: Medley Apartments Project / MND / P18-070

Dear Scott Johnson

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Mitigated Negative Declaration (MND) for the Medley Apartments Project (Project, P18-070). SMUD is the primary energy provider for Sacramento County and the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed Project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

It is our desire that the Project MND will acknowledge any Project impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
  - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
  - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery
- The potential need to relocate and or remove any SMUD infrastructure that may be affected in or around the project area

More specifically, SMUD would like to have the following details related to the electrical infrastructure incorporated into the project description:

- There is existing infrastructure (12 kV facilities) on East Commerce, Sleep Train Arena Main Entrance, and along the south border of the property. There may be future 12 kV facilities along Sports Parkway as well. Due to the project, if there is a need to relocate these facilities, please reflect this in the project description.

SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents.

Environmental leadership is a core value of SMUD and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this MND. If you have any questions regarding this letter, please contact SMUD's Environmental Management Specialist, Rob Ferrera, at [rob.ferrera@smud.org](mailto:rob.ferrera@smud.org) or 916.732.6676.

Sincerely,



Nicole Goi  
Regional & Local Government Affairs  
Sacramento Municipal Utility District  
6301 S Street, Mail Stop A313  
Sacramento, CA 95817  
[nicole.goi@smud.org](mailto:nicole.goi@smud.org)

Cc: Rob Ferrera

**From:** [LU Project Review Account](#)  
**To:** [Scott Johnson](#)  
**Cc:** [Paul Philley](#); [Karen Huss](#)  
**Subject:** RE: Medley Apartments (P18-070) CEQA Notice of Availability/Intent to Adopt MND  
**Date:** Wednesday, May 22, 2019 9:48:03 AM

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Scott –

Thank you for providing to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) the Draft Mitigated Negative Declaration for the Medley Apartments Project for review.

The Sac Metro Air District has reviewed the document and has no comments.

The size of the project (160 dwelling units) exceeds the District's greenhouse gas (GHG) operational screening level (89 units), which indicates that the project may exceed the Sac Metro Air District operational threshold for significance in GHG emissions. However, we note that the project is consistent with the City's Climate Action Plan, and as long as the project remains consistent with the Climate Action Plan, no mitigation is required.

Please let me know if you have any questions.

**Teri Duarte, MPH**

Land Use and Health Planner

CEQA & Land Use Section

Sacramento Metropolitan Air Quality Management District

777 12<sup>th</sup> Street, 3<sup>rd</sup> Floor

Sacramento, CA 95814

(916) 874-4816

[tduarte@airquality.org](mailto:tduarte@airquality.org)



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**From:** Scott Johnson <SRJohnson@cityofsacramento.org>

**Sent:** Friday, May 3, 2019 11:51 AM

**To:** Scott Johnson <SRJohnson@cityofsacramento.org>

**Cc:** Garrett Norman <GNorman@cityofsacramento.org>

**Subject:** Medley Apartments (P18-070) CEQA Notice of Availability/Intent to Adopt MND

This email is to inform you that the City of Sacramento, Community Development Department, as Lead Agency, has issued a **Notice of Availability/Intent (NOA/I) to Adopt a Mitigated Negative Declaration (MND) for the Medley Apartments Project (P18-070)**.

**The Comment Period is from May 3, 2019 to May 24, 2019.**

As Lead Agency, the City of Sacramento has completed preparation of a Draft Mitigated Negative Declaration for the Medley Apartments Project (P18-070). The document is now available for public review and comment. The NOA/I is attached and is available, along with the draft MND, 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 Draft MND should be submitted to the following address no later than May 24, 2019 (Public counter hours are 9AM-4PM, except weekends and holidays):

Scott Johnson, Senior Planner  
Community Development Department  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
Email: [srjohnson@cityofsacramento.org](mailto:srjohnson@cityofsacramento.org)

Thank you.

Scott Johnson  
City of Sacramento  
Community Development Department  
Environmental Planning Services  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811  
(916) 808-5842  
[srjohnson@cityofsacramento.org](mailto:srjohnson@cityofsacramento.org)

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