



memorandum

date July 19, 2022
to Scott Johnson, Environmental Planner, City of Sacramento
from Jon Teofilo
subject 920 San Juan Residential Project Initial Study Errata – July 19, 2022

Following the close of the Initial Study public comment period (May 20, 2022 through June 20, 2022), several letters were submitted to the City of Sacramento regarding the proposed 920 San Juan Residential Project (proposed project). Written comments were received as follows:

Letter #	Entity	Author(s) of Comment Letter/e-mail	Date Received
1	Sacramento Regional County Sanitation District (Regional San)	Allyson Gillespie, Regional San Development Services	May 24, 2022
2	Pacific Gas and Electric Company (PG&E)	Plan Review Team	May 27, 2022
3	Sacramento Area Sewer District (SASD)	Yadira Lewis, SASD Development Services	June 13, 2022
4	Central Valley Regional Water Quality Control Board (CVRWQCB)	Peter Minkel, Engineering Geologist	June 17, 2022
5	Sacramento Metropolitan Air Quality Management District (SMAQMD)	Molly Wright, Air Quality Planner/Analyst	June 17, 2022
6	Civic Thread	Jordan Grimaldi, Project Manager	June 20, 2022

Letter 1 confirms 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. The letter also describes the fees associated with connection to the sewer system and notes that in order to receive sewer service, the project proponent will need to complete a Sewer Master Plan. The letter also notes that onsite and offsite environmental impacts associated with extending sewer services to this development should be taken into account within the Initial Study and the Mitigation Monitoring Program. Section 3.19, *Utilities and Service Systems*, of the Initial Study describes the project’s impacts to existing sewer infrastructure. The comments are acknowledged and no further response is required.

Letter 2 provides information regarding the application process for accessing PG&E gas and electric facilities and other development-related requirements. The comments are acknowledged and no further response is required.

Letter 3 notes that impacts to sewage facilities would be anticipated to be less than significant due to mitigation. The letter also notes an encroachment permit may be required. The comments are acknowledged and no further response is required.

Letter 4 provides details on the Central Valley Regional Water Quality Control Board's Basin Plans and notes that the Initial Study 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, NPDES permit, and the Phase I and II Municipal Separate Storm Sewer System (MS4) Permits. Section 3.10, *Hydrology and Water Quality*, of the Initial Study analyzes the project's potential impacts to surface and groundwater quality. The project proponent will apply for applicable permits prior to project construction. The comments are acknowledged and no further response is required.

Letter 5 commends the project design and location. The letter also recommends modifying Mitigation Measure AQ-2 to require an equipment inventory and Certification Statement be provided for documentation of compliance and for review by SMAQMD prior to the start of construction, and at the completion of construction and clarifying which Tier applies for Compliance Alternative 3 in Table 3.3-6. Comments in this letter resulted in two revisions to the Initial Study, as documented below.

Letter 6 notes appreciation for the project team's efforts to incorporate many of the organization's comments in support of a more active transportation-oriented development. The letter also restates the recommendations to install signalized crossings at the proposed driveway location and at the Niños Parkway Trail, ensure driveways include high visibility pedestrian and cyclist facilities, close remaining sidewalk gaps along internal private streets, and consider incorporating shade trees into the landscaping scheme, as well as additional recommendations to create a secondary pedestrian entrance on the west side of the development and ensure new construction and parking infrastructure meet the City's new Building Electrification Ordinance and Electric Vehicle Infrastructure Requirements. The comments are acknowledged and will be forwarded to the City's decision-makers for their consideration in taking action on the project. No further response is required.

Errata

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the 920 San Juan Residential Project Initial Study. The revisions to the Initial Study reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the 920 San Juan Residential Project Initial Study. Because the changes presented below would not result in any new significant impacts or increase in impact significance from what was identified in the Initial Study, recirculation of the 920 San Juan Residential Project Initial Study is not required.

Staff-Initiated Revisions to the Initial Study

The following staff-initiated changes are made to clarify the Initial Study.

1. Page 12 of the Initial Study has been revised:

“The site would be served by domestic water and drainage from public mains extended and connected to the City of Sacramento system. The Sacramento Area Sewer District’s (SASD) local sanitary sewer collection system will provide utility sewer connections to the project.

The proposed project is planned for stormwater to drain into onsite retention basins that would be intended to accommodate stormwater flows as well as carry out low-impact-development (LID) function. The onsite retention basins would be approximately 7,186 sf and 4,896 sf, each about 1.8 feet deep, and would be located on the west and east of the main project driveway. Detention volumes are subject to change based on Drainage Study comments.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

2. Page 15 of the Initial Study has been revised:

“The proposed project would change the designation to ~~Suburban Neighborhood Medium Density (SN-MD)~~ Traditional Neighborhood Medium Density (TNMD).”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

3. Page 19 of the Initial Study has been revised:

“The project proposes a General Plan Amendment to modify the land use designation from the current Suburban Neighborhood Low Density [SN-LD] to the proposed ~~Suburban Neighborhood Medium Density [SN-MD]~~ Traditional Neighborhood Medium Density (TNMD). Project also proposes a Rezoning to modify the current zoning Agriculture (A) to ~~Single Family Residential (R-8)~~ Multi-Unit Dwelling (R-3A).”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

4. Page 25 of the Initial Study has been revised:

“The project proposes a General Plan Amendment to revise the land use designation from Suburban Neighborhood-Low Density (SN-LD) to ~~Suburban Neighborhood Medium Density (SN-MD)~~ Traditional Neighborhood Medium Density (TNMD) which allows for the development of a higher density range.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

5. Page 32 of the Initial Study has been revised:

“Mitigation Measure AQ-2: Implement Best Available Control Technology for Construction Equipment. All diesel off-road equipment shall have engines that meet the Tier 4

Final off-road emission standards, as certified by CARB. This requirement shall be verified through submittal of an equipment inventory that includes the following information: (1) Type of Equipment, (2) Engine Year and Age, (3) Number of Years Since Rebuild of Engine (if applicable), (4) Type of Fuel Used, (5) Engine HP, (6) Verified Diesel Emission Control Strategy (VDECS) information if applicable and other related equipment data. A Certification Statement is also required to be made by the Contractor for documentation of compliance and for ~~future~~ review by the air district ~~as necessary~~. The Certification Statement must state that the Contractor agrees to compliance and acknowledges that a violation of this requirement shall constitute a material breach of contract.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

6. Page 33, Table 3.3-6 of the Initial Study has been revised accordingly:

**TABLE 3.3-6
OFF ROAD EQUIPMENT COMPLIANCE STEP DOWN APPROACH**

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 4 Interim	N/A
2	Tier 3	ARB Level 3 VDECS
3	Tier 2	ARB Level 3 VDECS VDECS

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

7. Page 75 of the Initial Study has been revised:

“Any anticipated infrastructure for the drainage system at the proposed project site would be designed in accordance with the standards and guidelines of the Stormwater Quality Design Manual for the Sacramento Region and the DOU’s Onsite Design Manual for Drainage, ~~Sewer~~, Water, Stormwater Quality and Erosion and Sediment Control.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

8. Page 78 of the Initial Study has been revised:

“This land use designation is meant to provide residential uses of suburban nature of low-density range. The project proposes a General Plan Amendment (GPA) to modify the land use designation to ~~Suburban Neighborhood Medium Density (SN-MD)~~ Traditional Neighborhood Medium Density (TNMD).

Less than Significant. The project site is surrounded by other residential uses, including condominiums, places of worship, and a public park. Immediately northeast is a rental community—Point Natomas Apartments and single-family neighborhood further west of San Juan Street. Immediately south and southwest to the site is a public park and a place of worship, i.e.,

Rio Terra Park and The Church of Jesus Christ of Latter Day Saints. The project site is about a quarter-mile from the Northgate Boulevard corridor, which includes retail and commercial land uses.

The proposed 79-unit residential project, would be infill development, filling in vacant parcels within an urbanized neighborhood, on a site designated for urban development in the City’s 2035 General Plan. This designation provides for low-intensity urban housing of varying sizes. The project proposes a total of 79 attached and detached single family residences at a higher density with supportive amenities on two vacant parcels and would provide a consistent development density to the residential land uses surrounding the project site. Therefore, the project proposes a General Plan Amendment to modify the land use designation from SN-LD to ~~SN-MD~~ TNMD. As the SN-LD land use designation would allow for the higher residential density included in the proposed project, the project would provide additional housing needed in the City and the region. The project would not result in any physical division to an established community.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

9. Page 79 of the Initial Study has been revised:

“The project proposes a General Plan Amendment to revise the land use designation to ~~Suburban Neighborhood Medium Density (SN-MD)~~ Traditional Neighborhood Medium Density (TNMD) which allows for a density range of ~~7.0 to 17.0~~ 8.0 to 36.0 dwelling units per acre.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

10. Page 95 of the Initial Study has been revised:

“The proposed project would require a general plan amendment (GPA) to modify the land use designations in the City of Sacramento 2035 General Plan and the South Natomas Community Plan to a ~~Suburban Neighborhood Medium Density~~ Traditional Neighborhood Medium Density designation, which would allow for an FAR of 1.5 and an acceptable range of ~~7.0 to 17.0~~ 8.0 to 36.0.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

11. Page 98 of the Initial Study has been revised:

“The City of Sacramento contains ~~223~~-230 neighborhood, community, and regional parks, constituting ~~4,255.54~~-4,829 acres of parkland and recreational facilities.”

The change is for clarification purposes only and does not alter the analysis of conclusions of the Initial Study.

