

APPENDIX A – NOTICE OF PREPARATION AND PUBLIC COMMENTS

DATE: July 8, 2021

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Elizabeth Boyd, Senior Planner
Community Development Department

RE: **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND SCOPING MEETING FOR THE STOCKTON BOULEVARD PLAN**

COMMENT PERIOD

July 8, 2021 – August 9, 2021

SCOPING MEETING

July 20, 2021; 4:30-5:30 p.m.

By Computer: To join the meeting by computer, please register:

Zoom Meeting Registration Link: <https://tinyurl.com/88yuppm8>

The presentation will be recorded and available to view after July 20, 2021, at the project website: cityofsacramento.org/Stockton-Blvd-Plan

Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR. Due to the COVID-19 Pandemic, the scoping meeting will be conducted in a virtual open house format. Written comments regarding relevant issues may be submitted during the meeting.

INTRODUCTION

The City of Sacramento (City) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed Stockton Boulevard Plan (Plan). The EIR will evaluate potential significant environmental effects of the proposed Stockton Boulevard Plan and associated actions. Written comments regarding the issues that should be covered in the EIR, including potential alternatives to the proposed Plan and the scope of the analysis, are invited.

The EIR for the proposed Plan is being prepared in compliance with the California Environmental Quality Act (CEQA). Under CEQA, the City, as lead agency, must issue a Notice of Preparation (NOP) to inform trustee agencies, the public, and responsible agencies of its decision to prepare an EIR. The purpose of the NOP is to provide information describing the project and its potential environmental effects to those who may wish to comment regarding the scope and content of

the EIR. Agencies should comment on such information as it relates to their statutory responsibilities in connection with the project.

The EIR will provide an evaluation of potential environmental impacts associated with development of the proposed Plan. The proposed Plan project description, location, and environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed project.

PROJECT LOCATION/SETTING

Figure 1 (Regional Location Map) shows the location of the Stockton Boulevard Plan area in the Sacramento region. The Plan area, as shown in Figure 2 includes an approximately 4.8-mile corridor along Stockton Boulevard, bounded by Alhambra Boulevard on the north and 65th Street on the south.

PROJECT DESCRIPTION

The City, in coordination with the community, will prepare the Stockton Boulevard Plan (Plan). The Plan, which will be a combined specific plan and neighborhood action plan, will reflect the City's commitment to its neighborhoods and seek to promote community-driven development without displacement.

The Stockton Boulevard Plan Area

As shown in Figure 2, the Plan will be a combined Specific Plan and Neighborhood Action Plan. The Specific Plan will focus on improving the 4.5 mile stretch of Stockton Blvd. from Alhambra Blvd. to 65th Street. The Neighborhood Action Plan will focus on prioritizing the needs of the 23 neighborhoods that surround the Specific Plan Area so that residents and small businesses are able to benefit from future investments and improvements. The area covered by the Neighborhood Action Plan is shown in Figure 2 as the Neighborhood Study Area.

The overall plan process is anticipated to be finalized in the summer of 2022. The plan process includes the following 6 phases

1. **Project Initiation:** Begin project, identify and take stock of existing conditions.
2. **Community Priorities:** identify issues, challenges, opportunities, and priorities of the community.
3. **Visioning:** develop a shared vision for the Plan.
4. **Strategies and Actions:** develop strategies and actions; align strategies to the vision; identify and prioritize implementation strategies. Strategies and actions will be focused around the following topics: Housing and Anti-displacement; Inclusive Economic Development; Placemaking, Arts and Culture; Environment and Public Health; and Mobility and Transportation.
5. **Draft Plan:** draft and revise the Stockton Boulevard Plan and EIR.

6. **Adopt Plan:** finalize and adopt the Stockton Boulevard Plan and EIR.

The City is currently working in Phase 3, Visioning and Phase 4, Strategies and Actions.

The Plan will incorporate the analysis, recommendations, key findings, and implementation strategies from the Stockton Boulevard Corridor Study. The Study evaluates community transportation needs and presents a vision for transportation improvements along the corridor that connects and strengthens safety, mobility, and sense of community for the area. The result are conceptual designs, typically showing the roadway between the curb and sidewalk, for enhanced mobility along the corridor, along with costs estimates for next steps including environmental clearance, design, and construction. The Study Area covers the 4.2 miles of Stockton Boulevard. from Alhambra Blvd. to 47th Ave and includes. More information on the corridor study can be found on the City's website at stocktonblvd.org

The City is currently in the process of updating its General Plan (2040 General Plan), which is scheduled to be adopted before the Stockton Boulevard Plan. The 2040 General Plan is anticipated to increase the development potential within the Plan Area, particularly allowing for new housing development, along the corridor and in the Specific Plan Area. The Plan will be prepared to be consistent with allowable densities and land uses. The Plan will also identify the range of opportunity and underutilized sites along the corridor, many of which will have increased capacity under the 2040 General Plan. An infrastructure strategy is being prepared as part of the Plan, to identify more specific needs to accommodate this increased growth. More information on the 2040 General Plan can be found on the City's website at www.sac2040gpu.org.

Website

Additional information and materials relating to the proposed project are available on the City's web site at cityofsacramento.org/Stockton-Blvd-Plan.

ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will analyze potentially significant impacts that result from implementation of the proposed SBP. Pursuant to Section 15063(a) of the CEQA Guidelines, an Initial Study has not been prepared for the proposed project. The EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines and will focus on the following:

- Air Quality;
- Archaeological, Historic, and Tribal Cultural Resources;
- Biological Resources;
- Global Climate Change and Energy;
- Hazards and Hazardous Materials;
- Noise and Vibration;
- Parks and Recreation;
- Public Services;
- Transportation and Circulation;
- Visual Resources; and

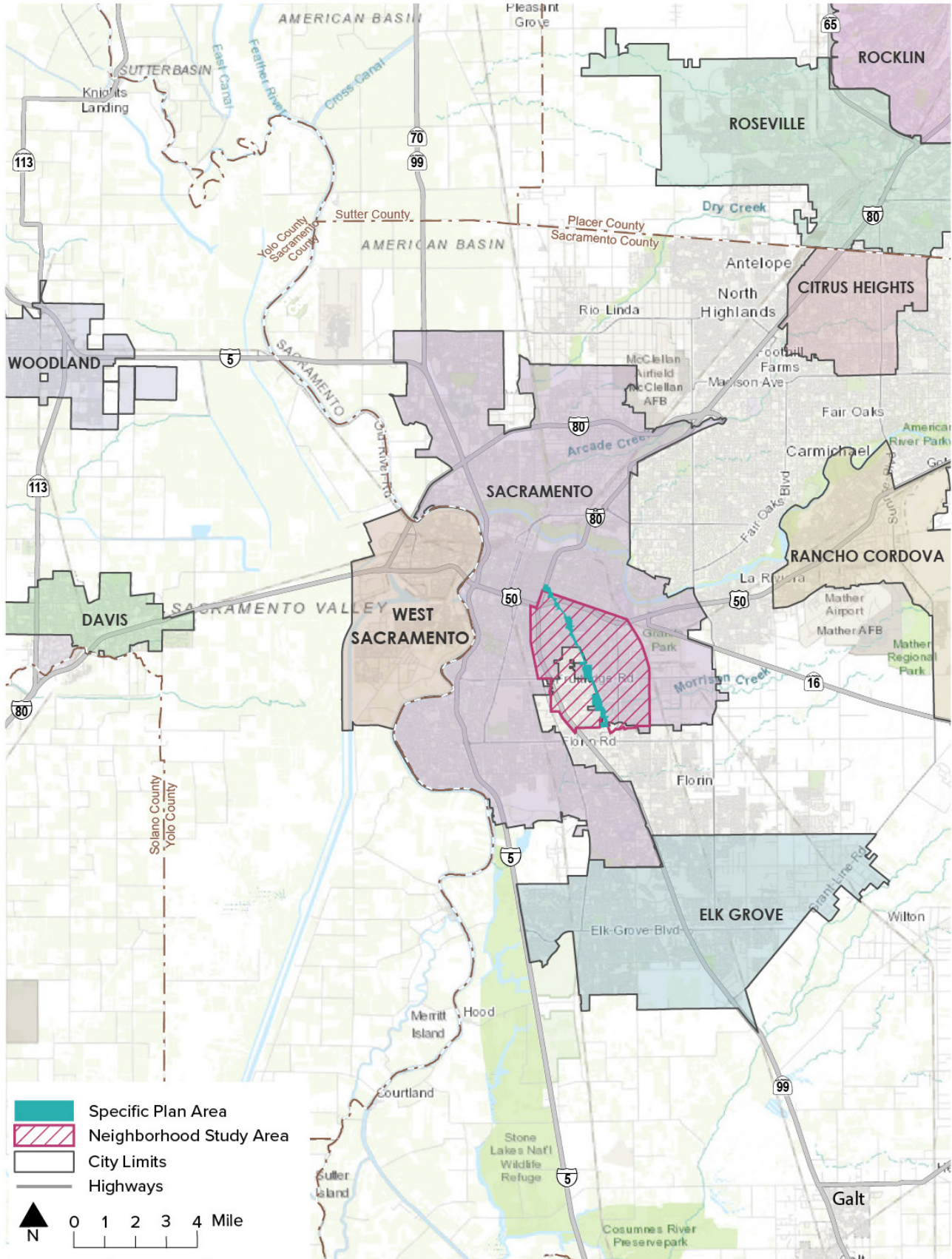
- Utilities

SUBMITTING COMMENTS

Comments and suggestions regarding the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the City's environmental project manager at the following address by 5:00 p.m. on August 9, 2021. Please include the commenter's full name and address.

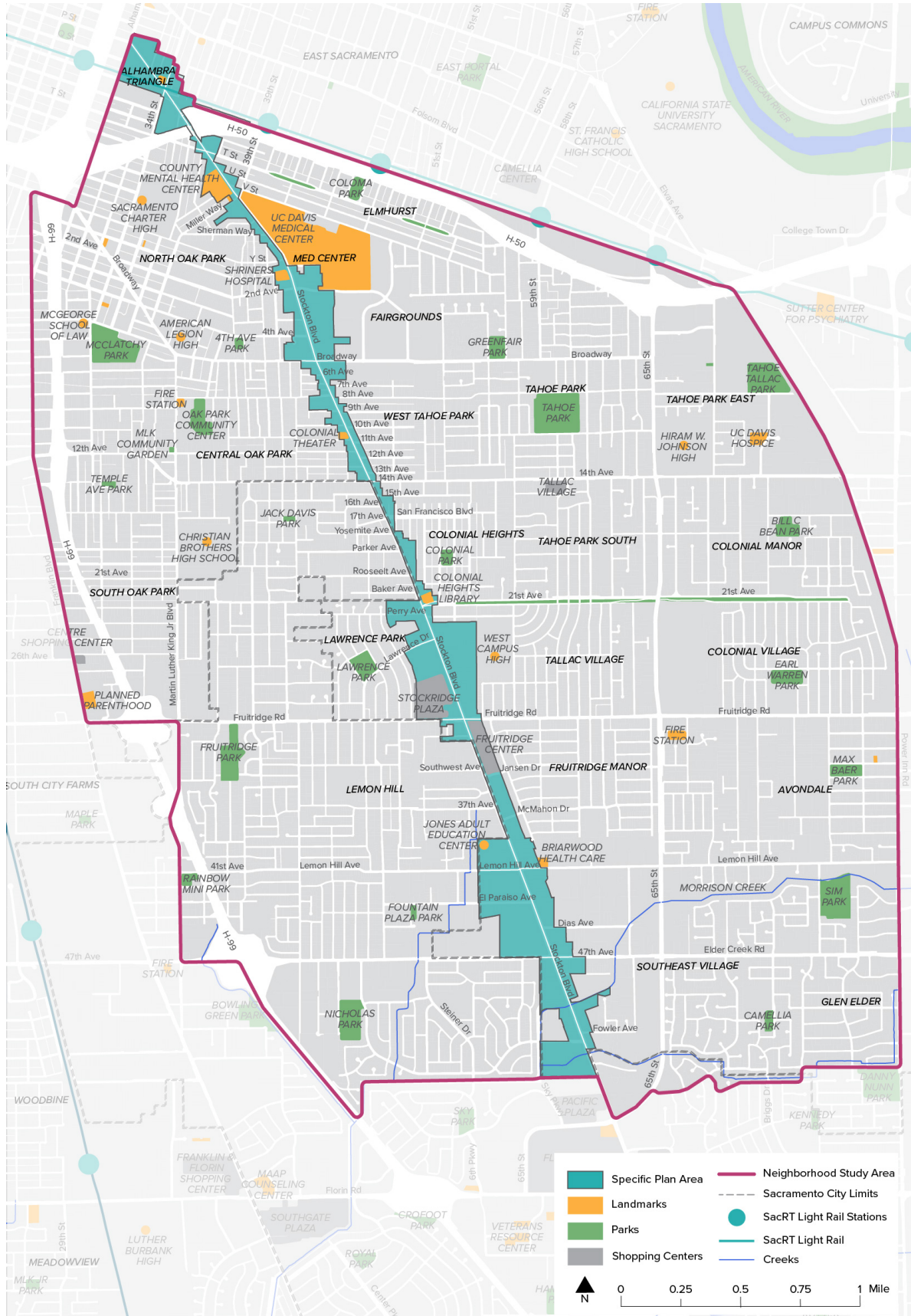
Scott Johnson, Senior Planner
City of Sacramento Community Development Department
300 Richards Boulevard, Third Floor, Sacramento, CA 95811
Telephone: (916) 808-5842
E-mail: srjohnson@cityofsacramento.org

Figure 1 Regional Location Map



Source: City of Sacramento 2020, County of Sacramento 2020, Ascent 2021

Figure 2 Stockton Boulevard Plan Area



Source: City of Sacramento 2020, Ascent 2021



Jared Blumenfeld
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

July 16, 2021

Mr. Scott Johnson
City of Sacramento
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
SRJohnson@cityofsacramento.org

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE STOCKTON BOULEVARD PLAN – DATED JULY 8, 2021 (STATE CLEARINGHOUSE NUMBER: 2021070139)

Dear Mr. Johnson:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Stockton Boulevard Plan (Project). The Lead Agency is receiving this notice from DTSC because the Project may include one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the EIR Hazards and Hazardous Materials section:

1. The EIR should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aurally deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the EIR.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the EIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#)
4. 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](#).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 [Interim Guidance for Sampling Agricultural Properties \(Third Revision\)](#).

Mr. Scott Johnson
July 16, 2021
Page 3

DTSC appreciates the opportunity to comment on the EIR. Should you need any assistance with an environmental investigation, please submit a request for [Lead Agency Oversight Application](#). Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov



NATIVE AMERICAN HERITAGE COMMISSION

July 12, 2021

Scott Johnson
City of Sacramento
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
**Julie Tumamait-
Stenslie**
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2021070139, Stockton Boulevard Plan Project, Sacramento County

Dear Mr. Johnson:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines § 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Sarah.Fonseca@nahc.ca.gov.

Sincerely,



Sarah Fonseca
Cultural Resources Analyst

cc: State Clearinghouse



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

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

City of Sacramento

City of West Sacramento

Prabhakar Somavarapu

District Engineer

Ruben Robles

Director of Operations

Christoph Dobson

Director of Policy & Planning

Matthew Doyle

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Nicole Coleman

Public Affairs Manager

www.regionalsan.com

July 22, 2021

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

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Stockton Boulevard Specific Plan

Dear Mr. Johnson,

The Sacramento Regional County Sanitation District (Regional San) and the Sacramento Area Sewer District (SASD) have the following comments regarding the Notice of Preparation of a Draft Environmental Impact Report for the Stockton Boulevard Plan. The Specific Plan Area will focus on improving a 4.5-mile stretch of Stockton Boulevard from Alhambra Boulevard to 65th Street.

Local sanitary sewer service for the proposed project site will be provided by both SASD and the City of Sacramento’s (City) local sewer collection systems. Ultimate conveyance of wastewater from the SASD and City collection systems to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal will be provided by the Regional San interceptor system.

The City’s service area is provided conveyance via Sump 2/2A and the Regional San City Interceptor system. Cumulative impacts of the proposed project will need to be quantified by the project proponents to ensure that wet and dry weather capacity limitations within Sump 2/2A and the City Interceptor are not exceeded.

On March 13, 2013, Regional San approved the Wastewater Operating Agreement between Regional San and the City. The following limitations are outlined in the subject Agreement as follows:

<i>Service Area</i>	<i>Flow Rate (MGD)</i>
<i>Combined Flows from Sump 2 and Sump 2A</i>	<i>60</i>
<i>Combined flows from Sumps 2, 2A, 21, 55, and 119</i>	<i>98</i>
<i>Total to City Interceptor of combined flows from Sumps 2, 2A, 21, 55, 119, and five trunk connections</i>	<i>108.5</i>

Mr. Scott Johnson

July 22, 2021

Page 2

In order to receive sewer service, the project proponent must complete a Sewer Master Plan that includes connection points and phasing information to assess the capacity of the existing sewer system to accommodate the additional flows generated by this project.

In February 2013, the Regional San Board of Directors adopted the Interceptor Sequencing Study (ISS). The ISS updated the Regional San Master Plan 2000. The ISS is located on the Regional San website at www.regionalsan.com/ISS.

In March 2021, the SASD Board of Directors approved the most current SASD planning document, the 2020 System Capacity Plan Update (SCP). The SCP is located on the SASD website at www.sacsewer.com/devres-standards.html.

Regional San and SASD are not land-use authorities. Regional San and SASD plans and designs its sewer systems using information from land use authorities. Regional San and SASD base the projects identified within its planning documents on growth projections provided by these land-use authorities. Onsite and offsite environmental impacts associated with extending sewer services to this development should be contemplated within this Environmental Impact Report.

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 recover the capital investment of sewer and treatment facilities that serves new customers. The SASD ordinance is located on the SASD website at www.sacsewer.com/ordinances and the Regional San ordinance is located on the Regional San website at www.regionalsan.com/ordinance.

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

Sincerely,

Robb Armstrong

Robb Armstrong

Regional San Development Services & Plan Check



County of Sacramento

July 21, 2021

Kurtis Steinert
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

SUBJECT: DEPARTMENT OF TRANSPORTATION COMMENTS ON NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE STOCKTON BOULEVARD PLAN

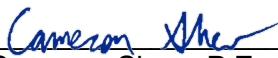
Dear Kurtis:

We received the Notice of Preparation for the Draft Environmental Impact Report (DEIR) for the City of Sacramento's Stockton Boulevard Plan and have the following comments to offer at this time:

1. SacDOT appreciates having been included as a member of the project team for the initial Stockton Boulevard Corridor Study. SacDOT looks forward to continued coordination and input as the project undergoes environmental review. We would request that you please forward a copy of the DEIR when available for review.

Please feel free to contact me at (916) 876-4108 with any questions.

Sincerely,


Cameron Shew, P.E., T.E.
Senior Civil Engineer
Department of Transportation

CHS:gg

Cc: Matt Darrow, SacDOT
Steve White, SacDOT
Lupe Rodriguez, SacDOT
Lu Li, SacDOT
Kamal Atwal, SacDOT
Kyle Hines, SacDOT



August 9, 2021

Scott Johnson, Senior Planner
City of Sacramento Community Development Department
300 Richards Boulevard, Third Floor, Sacramento, CA 95811

Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE STOCKTON BOULEVARD PLAN

Dear Mr. Johnson:

Sacramento County appreciates the opportunity to provide comments for the Notice of Preparation (NOP) for the Stockton Boulevard Plan Environmental Impact Report (EIR). Our comments are from Planning and Environmental Review, below and attached comments are from the Sacramento County Department of Transportation.

The NOP includes a study area map, which includes properties that are within the City of Sacramento and unincorporated Sacramento County. In addition, the NOP identified a list of CEQA topics that would be analyzed in the EIR which include: Air Quality; Archaeological, Historic, and Tribal Cultural Resources; Biological Resources; Global Climate Change and Energy; Hazards and Hazardous Materials; Noise and Vibration; Parks and Recreation; Public Services; Transportation and Circulation; Visual Resources; and Utilities.

Planning and Environmental Review has the following comments:

- 1) There is no overall project description of what the Stockton Boulevard Plan entails. The NOP identifies the process associated with the Stockton Boulevard Plan (Plan) and references that the City's 2040 General Plan and Stockton Boulevard Corridor Plan contain strategies and densities that will be incorporated into the Plan. Please ensure the EIR identifies what goals and outcomes are expected, and how this plan relates to the existing Stockton Boulevard Corridor Plan. Projects, including identification of physical changes, that will result from the Plan need to be identified and evaluated. Specifically, the EIR needs to consider all reasonably foreseeable projects, including any efforts the County is undertaking in the same vicinity. Identifying the expectations and projects would provide a clearer picture of the impacts to the Stockton Boulevard Plan and the potential future impacts to those parts of the study area, which are not proposed for development at this time.
- 2) The NOP states "The 2040 General Plan is anticipated to increase the development potential within the Plan Area, particularly allowing for new housing development, along the corridor and in the Specific Plan Area. The Plan will be prepared to be consistent with allowable densities and land uses. The Plan will also identify the range of opportunity and underutilized sites along the corridor, many of which will have increased capacity under the 2040 General Plan". The EIR needs to include a discussion of potential Land Use impacts generated by the proposed plan, in addition to the topics listed in the NOP.
- 3) The Study Area of the project includes a section of unincorporated County. Is the City including this in the Study Area to have continuity in describing the environmental setting or is this in anticipation of future annexations?

Please contact Leanne Mueller, Senior Planner at muellerl@saccounty.net if you have any questions regarding these comments.

Sincerely,

Leighann Moffitt AICP
Planning Director

Attachment



August 9, 2021

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

**Subject: Stockton Boulevard Plan Notice of Preparation for an Environmental Impact Report
State Clearinghouse # 2021070139**

Dear Scott Johnson:

Thank you for providing the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) with the opportunity to review the Notice of Preparation (NOP) for an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Stockton Boulevard Plan (Plan). This Plan will be a combined specific plan and neighborhood action plan, prepared by the City of Sacramento in coordination with community stakeholders, with a primary aim to promote community-driven development without displacement. The Plan area consists roughly of parcels along the 4.5 mile stretch of Stockton Boulevard from Alhambra Boulevard to 65th Street. Please accept these comments on air quality and climate considerations for CEQA review.

California Environmental Quality Act Review

Please reference Sac Metro Air District's guidance on reviewing projects under CEQA, [The Guide to Air Quality Assessment in Sacramento County](#) (CEQA Guide), available on our website, in preparing the Plan EIR. To ensure the EIR's air quality and climate analyses are sufficiently comprehensive to help streamline future project level environmental review in the Plan area, please reference the [CEQA Guide's chapter on Program-Level Analysis of General Plans and Area Plans](#), and its chapter on [Cumulative Air Quality Impacts](#).

Program-level review should address Plan consistency with existing plans that reduce pollutants regulated by the Clean Air Act (criteria pollutants) and greenhouse gas (GHG) emissions. The CEQA Guide's chapter on program-level analysis specifically references the [Sacramento Regional Ozone Attainment Plan](#) and the Sacramento Area Council of Governments (SACOG) [Metropolitan Transportation Plan/Sustainable Communities Strategy](#) (MTP / SCS). That chapter also references project significance determination according to per capita targets outlined in the [California Air Resources Board \(CARB\) Scoping Plan to meet State GHG reduction goals pursuant to the California Global Warming](#)

[Solutions Act of 2006 \(AB 32\)](#) and applicable [Sac Metro Air District thresholds of significance](#). Other plans that help reduce criteria pollutants and GHG emissions include the City's Bicycle and Pedestrian Master Plans, the Sacramento Mayors' Commission on Climate Change [June 2020 Final Report](#), and the City General Plan.

Construction

If CEQA analysis demonstrates that project construction emissions will exceed applicable [Sac Metro Air District thresholds of significance](#) for criteria pollutants, Sac Metro Air District recommends mitigating associated impacts using mitigation methods referenced in [the CEQA Guide's chapter on Construction-Generated Criteria Air Pollutant and Precursor Emissions](#).

Additionally, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#). All projects undergoing CEQA review must implement Sac Metro Air District [Basic Construction Emission Control Practices](#), also available on our website, in order to use the non-zero particulate matter CEQA thresholds of significance.

Operations

If CEQA analysis demonstrates that project operational emissions will exceed applicable [Sac Metro Air District thresholds of significance](#) for operational criteria pollutants, Sac Metro Air District recommends mitigating emission impacts using mitigation methods referenced in [the CEQA Guide's chapter on Operational Air Pollutant and Precursor Emissions](#), including an Air Quality Mitigation Plan (AQMP) with measures to reduce operational emissions by 15% or more. Sac Metro Air District recommends using our [Recommended Guidance for Land Use Emission Reductions](#) as guidance in developing any AQMP measures. Should the project develop an AQMP, Sac Metro Air District respectfully requests consultation to review the AQMP for technical adequacy prior to inclusion in the final EIR. Due to this Plan's location, which is relatively supportive of sustainable and non-polluting modes of travel, some of the measures in the referenced guidance may be intrinsic to plan development.

Greenhouse Gases

Sac Metro Air District's [Greenhouse Gas Thresholds for Sacramento County](#) (Thresholds) provides information on complying with Sac Metro Air District thresholds of significance for GHG emissions. To meet these thresholds, projects that are not consistent with a qualified Climate Action Plan, in this case the City of Sacramento [Climate Action Plan](#) (CAP), must implement Best Management Practices (BMPs) as identified in the Thresholds.

If the project is not consistent with the City's CAP, then under the Thresholds it must incorporate the following BMPs: (1) no natural gas – projects shall be designed and constructed without natural gas infrastructure, and (2) Electric Vehicle Ready (EV Ready) – projects shall meet the current [California Green Building Standards Code](#) (CalGreen) Tier 2 standards, except all EV Capable spaces shall instead be EV Ready. After implementation of these BMPs, if the project's operational emissions exceed 1,100 metric tons of greenhouse gas emissions per year, then the project must demonstrate that it meets the [SB 743](#) vehicle miles traveled reduction targets applicable to the City of Sacramento. For quick reference, please visit our [Greenhouse Gas Threshold Applicability flow chart](#). If CEQA analysis demonstrates that project GHG emissions will exceed any adopted GHG threshold, we recommend mitigating emission impacts using mitigation methods referenced in [the CEQA Guide's chapter on GHG Emissions](#).

Friant Ranch

Sac Metro Air District recommends that the EIR include an analysis of health impacts that may result from project emissions, pursuant to the “Friant Ranch” decision. In December 2018 the California Supreme Court issued a decision in the Sierra Club v. County of Fresno case regarding the “Friant Ranch” project ((2018) 6 Cal. 5th 502). The Court determined that CEQA air quality analysis should include a reasonable effort to connect a project's air quality impacts to likely health consequences or explain in meaningful detail why it is not feasible to do so. To analyze health effects pursuant to the Friant Ranch decision, please consult Sac Metro Air District's [Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District](#).

AB 617 Community Air Protection Program

The Plan area south of Elder Creek Road / 47th Avenue is located in Sacramento's [AB 617 Community Air Protection Program](#) community. Pursuant to AB 617, the California Air Resources Board (CARB) has identified this community as disproportionately impacted by air pollution and has selected it for the development and implementation of an air monitoring plan.

Consistent with the purpose of AB 617, Sac Metro Air District recommends that the EIR include a careful analysis of the potential impacts of [toxic air contaminant](#) sources on public health in the project area, both from construction and operations associated with Plan implementation. Toxic air contaminants can cause long-term health effects such as cancer, birth defects, neurological damage, or genetic damage; or short-term acute effects such as eye watering, respiratory irritation (such as a cough), running nose, throat pain, and headaches. Please consult the [CEQA Guide's Chapter on Toxic Air Contaminants](#) for methods of toxic air contaminant assessment, disclosure, and mitigation.

Also consistent with the purpose of AB 617, Sac Metro Air District recommends including a “Cool Communities” alternative in the EIR alternatives analysis, which could provide for healthier conditions in the Plan area. A Cool Communities alternative would include measures to reduce urban heat island effect impacts in the Plan area.

The Sac Metro Air District recently participated in the Capital Region Transportation Sector Urban Heat Island Mitigation Project ([UHI Project](#)), producing a report on urban heat island effect impacts on the Sacramento region, and mitigation strategies for these impacts. The heat island effect already presents a serious challenge for our region, according to the report. Urbanized areas in Sacramento range 3 to 9 degrees Fahrenheit warmer than surrounding areas, which results in decreased air quality and associated public health impacts. The urban heat island results from the conversion of undeveloped land to urbanized land.

Higher ambient temperatures increase formation of ozone, a respiratory system irritant. During extreme heat and extended heat waves, these higher temperatures can lead to heat stress, heat stroke, and even heat mortality, especially for the elderly, the young, and those with pre-existing health conditions.

Key strategies to reduce urban heat island effect impacts include the following:

- All new structures utilize certified cool roofs. [The 2019 California Building Energy Efficiency Standards](#) suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. The Cool Roof Rating Council provides [a product directory of roofs](#).

- New outdoor pavement is “cool pavement,” with an albedo of at least 0.25-0.5. For guidance on cool pavement strategies, please visit Sac Metro Air District’s [Recommended Cool Pavement Strategies](#).
- Project landscaping includes new trees to shade new and existing pavements to the full extent feasible, with air-quality supportive trees such as those identified in the Sacramento Tree Foundation’s [Shady Eighty guide](#). The air quality benefits of shade trees include removing particulate matter from the atmosphere and reducing the urban heat island effect, which in turn lowers summertime temperatures, cools buildings, and reduces ozone formation. [Greater neighborhood tree canopy has been correlated to improvement of overall human health](#). Additionally, [studies have correlated neighborhood tree shade to increased use of active transportation](#).

A Cool Communities alternative would incorporate the following measures:

- Cool roofs for all new construction
- Cool pavement for all new paved area of greater than one acre
- Continuous tree shading along all public sidewalks and outdoor public spaces to the full extent feasible, in addition to meeting the City’s commendable parking lot tree shade requirements
- Quantified tree canopy coverage targets the Plan area
- Pedestrian connectivity metrics and a network of complete streets between complementary destinations, such as residences and neighborhood retail, to provide for healthy active transportation alternatives and reduce reliance on personal automobile use

Replacing automobile trips with non-polluting modes of transportation can help reduce public health impacts, including polluting emissions and contributions to urban heat island effect, associated with automobile use and supporting infrastructure needs.

Transit Corridor

Sac Metro Air District recommends that the EIR alternatives analysis discuss the air quality and climate benefits of providing Bus Rapid Transit (BRT), or High Capacity Bus Service, along Stockton Boulevard in the Plan area. Stockton Boulevard is a major Sacramento Regional Transit (SacRT) corridor, and [SacRT is assessing opportunities for High Capacity Bus Service there](#). BRT is faster and more reliable than conventional bus service and can transport more people for commutes to work, school and to meet their daily needs. BRT strategies include bus-only lanes, signal priority and station amenities. According to the [Stockton Boulevard Plan website](#), “Proximity to transit routes, including future bus rapid transit” is one of the reasons that the area was selected for planning. Increased transit ridership is a critical strategy in meeting state and federal air quality and climate goals, including Sac Metro Air District’s [Sacramento Regional Ozone Attainment Plan and other plans for meeting federal and state air quality standards](#).

Conclusion

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

Sincerely,

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

Molly Wright
Air Quality Planner / Analyst

cc: Paul Philley, Program Supervisor
Raef Porter, Program Manager
Jaime Lemus, Division Manager



Sent Via E-Mail

August 9, 2021

Scott Johnson, Senior Planner
City of Sacramento Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
srjohnson@cityofsacramento.org

Subject: **Stockton Boulevard Plan / NOP / 2021070139**

Dear Mr. McCoy:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) for the Stockton Boulevard Plan (Project, SCH 2021070139). 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 will acknowledge any 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

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 NOP. If you have any questions regarding this letter, please do not hesitate to contact me at 916.732.6676, or by email at rob.ferrera@smud.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Ferrera', with a long horizontal stroke extending to the right.

Rob Ferrera
Environmental Services Specialist
Sacramento Municipal Utility District
6201 S Street
Sacramento, CA 95817

cc: Entitlements