

Appendix PD-2

NOP and Comments

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 – MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (916) 263-1796
TTY 711



*Serious drought.
Help save water!*

January 31, 2017

03-SAC-2016-00094
SCH #2014062087

Catherine Hack
Sacramento County
827 7th Street, Rm 225
Sacramento, CA 95814

Mather South Community Master Plan - Notice of Preparation (NOP)

Dear Ms. Hack:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The original NOP for this project was issued in June 2014 for an approximately 885 acre project site between State Route 16 (SR 16) and U.S. Route 50 (US 50), at the southwest corner of Sunrise Boulevard and Douglas Road. The revised NOP does not change the project site location but includes a revised land use plan that proposes an 848-acre master plan community with 3,522 residential dwelling units, a 28-acre Environmental Education Campus, a 21-acre Research and Development Campus, 21 acres of commercial-retail with up to 185,000 sq. ft. of retail space, 43 acres of parking including 26 acres of neighborhood parks and a 17-acre community park, and 210 acres of open space areas which includes a portion of the Mather Preserve as well as other natural preserves and drainage corridors, storm water quality and detention basins, landscape buffers, and public utility corridors all connected by multi-use pedestrian and bicycle trails. The project will also include new amendments to the General Plan Transportation Plan to show a future connection to Sunrise Boulevard. Based on these factors, Caltrans provides the following comments.

Vehicle Miles Traveled (VMT)

"Provide a safe, sustainable, integrated, and efficient, transportation system to enhance California's economy and livability"

A development of this scale has the potential to dramatically increase VMT on the SHS. Given that Caltrans current guidelines are in the process of being updated, a transportation impact study scoping meeting with District staff could be used to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Clearly identify the SHS and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.
2. Project-related VMT including per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumption and methodologies used to develop this information should be supported with appropriate documentation. Mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated as possible.
3. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated, including nearby SHS interchanges and intersections.

Multimodal transportation such as high frequency bus service and bike and pedestrian infrastructure are needed to reduce VMT. The Master Plan should also consider incorporating walkable neighborhoods and a jobs/housing balance to help ensure VMT impacts to the SHS are minimized.

Relinquishment

As the Mather South Community Master Plan area is directly adjacent to the West Jackson Highway Master Plan Area, Jackson Township and Newbridge, it should be known that Caltrans has entered into discussions with the County of Sacramento and the City of Rancho Cordova to relinquish SR 16 between Watt Avenue and Grant Line Road. Should the relinquishment occur and the County take ownership of this facility, then Caltrans will have no approval role on any or all modifications to the segment relinquished to the County. However, should relinquishment not occur, or occur after construction of the Mather South Community Master Plan, Caltrans cannot approve any design changes that would not comply with the design standards set forth by the Highway Design Manual, and cannot approve facility modifications that are incompatible with the SR 16 Transportation Concept Report.

Traffic Management Plan (TMP)

If it is determined that traffic restrictions and detours are needed on or affecting State highways, a TMP or construction Traffic Impact Study may be required of the developer for approval by Caltrans prior to construction. TMPs must be prepared in accordance with Caltrans' *Manual on Uniform Traffic Control Devices*. Further information is available for download at the following web address:

http://www.dot.ca.gov/trafficops/camutcd/docs/CAMUTCD2014-Part6_rev1.pdf

Catherine Hack
January 31, 2017
Page 3

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 Alex Fong, Intergovernmental Review Coordinator at (916) 274-0566 or by email at:
Alexander.Fong@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Fredericks".

ERIC FREDERICKS, Chief
Office of Transportation Planning – South Branch

c: State Clearinghouse

Catherine Hack
January 31, 2017
Page 4

bcc:

Marlon Flournoy, Caltrans D3 – Division Chief, Planning, Local Assistance and Sustainability
Sue Takhar, Caltrans D3 – Office Chief, Planning, Local Assistance and Sustainability

TAS

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Ste. 170
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682



January 11, 2017

Ms. Catherine Hack
Sacramento County
827 Seventh Street, Room 225
Sacramento, California 95814

Subject: CEQA Comments: Mather South Community Master Plan, Notice of Preparation
SCH No.: 2014062087

Location: Sacramento County

Dear Ms. Hack,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is adjacent to Morrison Creek, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Ms. Catherine Hack
January 11, 2017
Page 2 of 2

Board permit applications and Title 23 regulations are available on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Please contact James Herota at (916) 574-0651, or via email at James.Herota@CVFlood.ca.gov if you have any questions.

Sincerely,



Andrea Buckley
Environmental Branch Chief
Environmental Services and Land Management Branch

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, California 95814



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

PAZ

Central Valley Regional Water Quality Control Board

27 January 2017

Catherine Hack
Sacramento County
827 Seventh Street, Room 225
Sacramento, CA 95814

CERTIFIED MAIL
91 7199 9991 7035 8487 3120

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, MATHER SOUTH COMMUNITY MASTER PLAN PROJECT, SCH# 2014062087, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 5 January 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Mather South Community Master Plan Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_appoval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



for Stephanie Tadlock
Environmental Scientist

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



TODD HARMS
Fire Chief

Sacramento Metropolitan Fire District

10545 Armstrong Ave., Suite 200 • Mather, CA 95655 • Phone (916) 859-4300 • Fax (916) 859-3702

January 18, 2017

SENT VIA MAIL

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814

Subject: Comment Letter for Mather South Community Master Plan

Dear Ms. Hack:

Thank you for the opportunity to comment on the revised Mather South Community Master Plan (Project). The Sacramento Metropolitan Fire District (District) looks forward to working with the County and the Project proponents on this development.

In 2010, the District adopted a neighborhood-based fire company deployment plan, with response times, meeting national best practice recommendations. These response standards are in place to deliver good outcomes to keep serious, but still emerging, fires small and to rescue and treat the emergency's victims. For areas that have over 1,000 people per square mile (Suburban/Urban Areas), the District's standard 1st due travel time is four minutes with an overall reflex time of seven minutes. Given the Project's acreage and proposed land uses, the proposed development fits within the District's Suburban/Urban Area model.

In 2013, the District commissioned the Fire Department Growth Analysis (Growth Analysis) to anticipate the number and location of new fire stations that will be required to serve the Project and surrounding areas (See Attachment A). The Growth Analysis anticipated a new station, commonly referred to as Future Station #3 (F-3), could serve all of the Project area and a portion of the Sunridge Specific Plan in Rancho Cordova if a bridge was constructed over the Folsom South Canal. If the County determines a bridge over the canal is not required, the District will need to work with the County and the Project proponents to find another location for a station west of the canal which meets the District's response standards.

When available, the District requests the Project's proposed street network design and any proposed staging or phasing of the development.

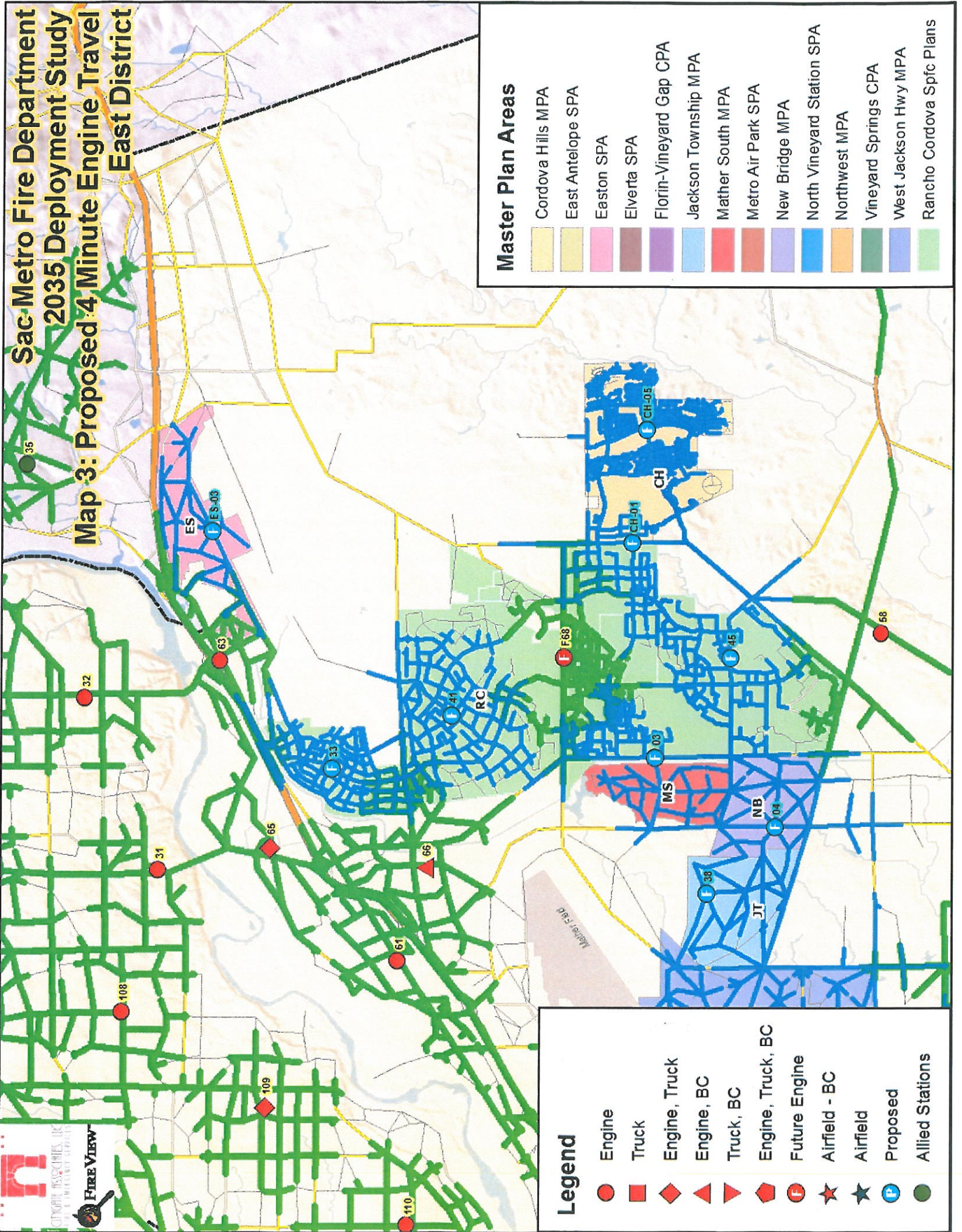
If you have any questions, please feel free to contact me at (916) 859-4517 or via email at frye.jeff@metrofire.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Frye". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Frye".

Jeff Frye
Economic Development Manager

Sac-Metro Fire Department 2035 Deployment Study Map 3: Proposed 4 Minute Engine Travel East District



Master Plan Areas

	Cordova Hills MPA
	East Antelope SPA
	Easton SPA
	Elverta SPA
	Florin-Vineyard Gap CPA
	Jackson Township MPA
	Mather South MPA
	Metro Air Park SPA
	New Bridge MPA
	North Vineyard Station SPA
	Northwest MPA
	Vineyard Springs CPA
	West Jackson Hwy MPA
	Rancho Cordova Spfc Plans

Legend

	Engine
	Truck
	Engine, Truck
	Engine, BC
	Truck, BC
	Engine, Truck, BC
	Future Engine
	Airfield - BC
	Airfield
	Proposed
	Allied Stations



TODD HARMS
Fire Chief

Sacramento Metropolitan Fire District

10545 Armstrong Ave., Suite 200 • Mather, CA 95655 • Phone (916) 859-4300 • Fax (916) 859-3702

January 18, 2017

SENT VIA MAIL

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Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814

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When available, the District requests the Project's proposed street network design and any proposed staging or phasing of the development.

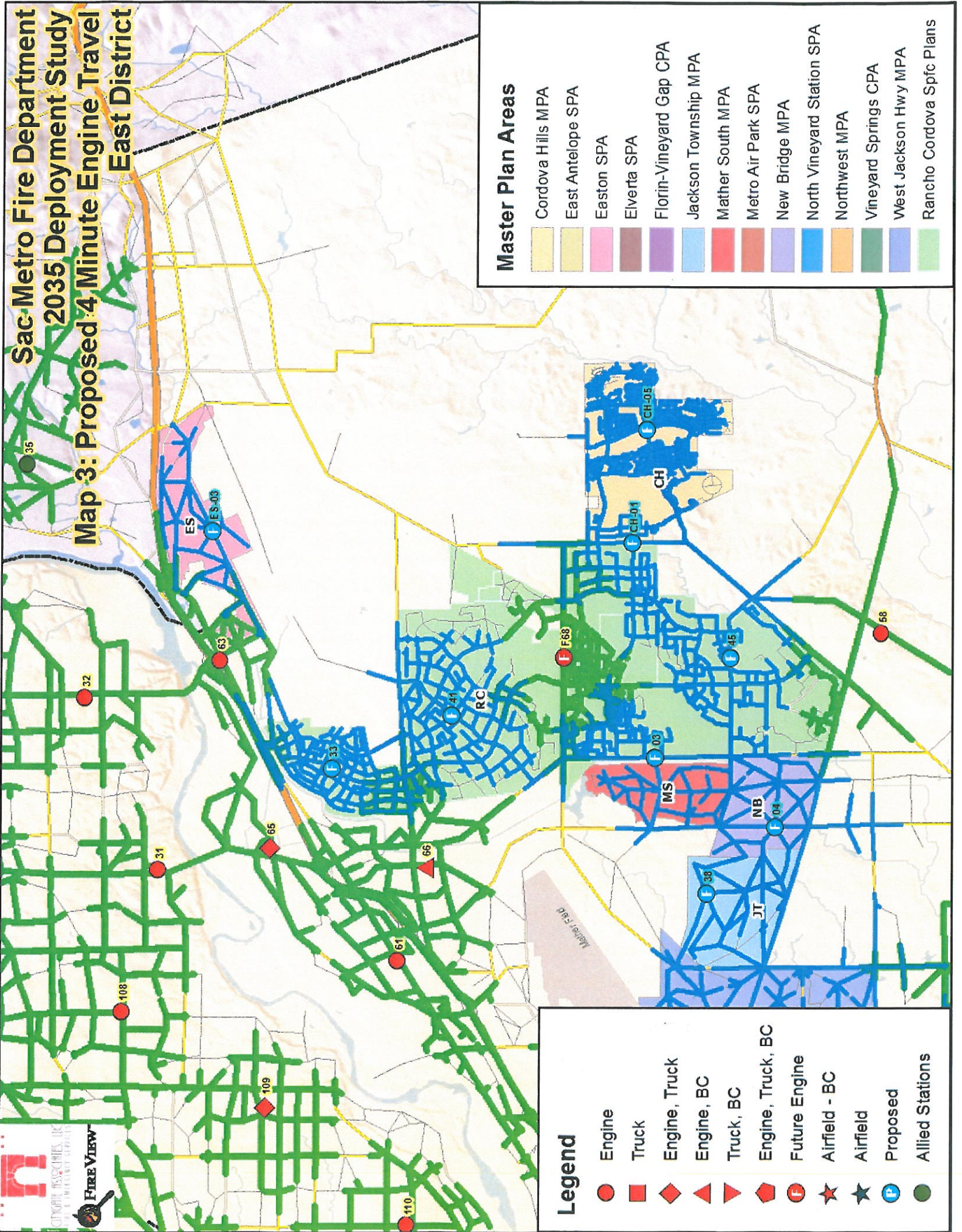
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Sincerely,

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Jeff Frye
Economic Development Manager

Sac-Metro Fire Department 2035 Deployment Study Map 3: Proposed 4 Minute Engine Travel East District



Master Plan Areas

- Cordova Hills MPA
- East Antelope SPA
- Easton SPA
- Elverta SPA
- Florin-Vineyard Gap CPA
- Jackson Township MPA
- Mather South MPA
- Metro Air Park SPA
- New Bridge MPA
- North Vineyard Station SPA
- Northwest MPA
- Vineyard Springs CPA
- West Jackson Hwy MPA
- Rancho Cordova Spfc Plans

Legend

- Engine
- Truck
- Engine, Truck
- Engine, BC
- Truck, BC
- Engine, Truck, BC
- Future Engine
- Airfield - BC
- Airfield
- Proposed
- Allied Stations



**MATHER
ALLIANCE**
Preserve · Protect · Enjoy

To work with stakeholders to advocate for responsible use and management of Mather Field resources.

January 29, 2017

Ms. Catherine Hack
Environmental Coordinator
Department of Community Development
Planning and Environment Review Division
827 7th Street, Room 225
Sacramento CA 94814

RE: Revised Notice of Preparation of a Draft Environmental Impact Report for the Mather South Community Master Plan (PLNP2013-00065) ("RNOP")

Dear Ms. Hack:

As an interested party in the above-stated RNOP, the Mather Alliance respectfully submits the following comments regarding this RNOP for consideration. The Mather Alliance serves as members of the Mather Stakeholder Group (MSG), which is an entity formed according to the Sacramento County Board of Supervisor's directive on September 16, 2015. MSG's mission is to work toward reaching maximum agreement on advisory recommendations to the Sacramento County Board of Supervisors for future land use planning at Mather Field.

Environmental Campus Zoning

A Commercial and Offices designation, despite proposed restrictive wording in the development agreement, would lower the approval bar and create an incentive for future developers to attempt to change the intent of the Specific and Master Plan from an environmental education campus to a more traditional commercial development. This would not align with the MSG agreement to preserve the character of Mather Field's natural setting and intentional use to promote environmental education.

The Revised Project Description in the NOP (page NOP-3) states, "Because this [the environmental center] is a unique use, it does not fit neatly within the existing Sacramento County General Plan land use categories. Therefore, the Environmental Education Campus area is proposed to have a General Plan land use designation of Commercial and Offices because this designation allows for a broad range of land uses that are generally consistent with the Environmental Education Campus vision."

The description of the Public/Quasi-Public designation in the General Plan is as follows:

"The Public/Quasi-Public designation establishes areas for uses such as education, solid and liquid waste disposal, and cemeteries. This designation identifies public and quasi-public areas that are of significant size, under county jurisdiction, regional in scope, specified by state law, or have significant land use impacts. Some facilities (e.g., elementary schools and fire stations) are too small or numerous to show on the land use diagram, but may be identified on other diagrams in the plan."



change.org

matheralliance@gmail.com



[@Mather_Alliance](https://twitter.com/Mather_Alliance)

We believe the proposed 28-acre environmental education center meets all of the public/quasi-public criteria. The acreage is certainly large enough. Public ownership is not a requirement, nor is being under county jurisdiction. The very inclusion of the term "quasi-public" suggests that. If a private university would qualify as public/quasi-public designation in the prior Mather plan, certainly a regional environmental center should qualify also. The Sacramento Board of Supervisors has discretion in interpreting consistency issues with General Plan designations. We believe that the Board can easily make the determination that the proposed regional environmental center is consistent with a Public/quasi-public land use designation.

We realize a Commercial and Office designation could offer a developer a higher monetary value than public/quasi-public designated land, but protecting the intended use of this parcel to promote its natural, cultural, educational, societal, and ecological value aligns more closely with the MSG's vision and agreements.

We strongly urge that the project description be changed to identify the parcel for the Environmental Campus for a public/quasi-public General Plan Land Use Designation. At a very minimum, the project description and environmental document analysis should advertise and evaluate the environmental impact of both options to maintain Board discretion during the approval process.

Reinstating Zinfandel Road to the Original Name Eagle's Nest Road

Although this RNOP does not include road naming, the Mather Alliance considers this RNOP regarding the future of the Mather South Community as an appropriate platform to request to reinstate Eagle's Nest Road within the Mather South community. The road that provides one of the entrances into the Independence at Mather community, south from Douglas Avenue, was originally named Eagle's Nest Road for many decades. In 2013, Sacramento County renamed Eagle's Nest Road to Zinfandel Drive without public outreach. We request that Sacramento County reinstate the Zinfandel Road to Eagle's Nest Road within the Mather South community for the following reasons:

- 1) To capture the essence of Mather's nature preserve landscape.
- 2) The name Eagle's Nest Road gives motorists who will drive through the Mather South community a heightened awareness that they should drive with caution through this specially-protected nature preserve to minimize the adverse impacts on the preserve's wildlife. We assert that if the County retains the name Zinfandel Road, drivers will drive more aggressively to reach their destination because they associate the road as a north-south thoroughfare to and from Highway 50.

We appreciate this opportunity to comment on this RNOP and the effort Sacramento County staff makes to include the community to influence the decisions it makes for the Mather South Community Master Plan. We believe that through this process, we can minimize the adverse effects that the project may have on the community and environment. Thank you for considering our comments.

Sincerely,

David Nahigian

David Nahigian on behalf of the Mather Alliance

916.202.4108

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February 17, 2017

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, CA 95814
CEQA@sacounty.net

Subject: SCWA Comments on the Revised Notice of Preparation Of a Draft Environmental Impact Report for the Mather South Community Master Plan (PLNP2013-00065)

Dear Catherine Hack,

The Sacramento County Water Agency (SCWA) reviewed the subject document. There is a discrepancy with the Public Facilities Utilities/Water Storage site. On 5/8/12 the County and SCWA met and agreed on the following, which can also be found in the attached Memorandum:

1. The site would be located at the north end of the Mather South Development
2. The site shall be square in nature, approximately 6 acres, and side dimensions close to 515 ft. by 515 ft.

The Acreage Subtotal for the Public Facilities Utilities/Water Storage is listed at 3.5 acres in Table NOP-1 of the subject document, which is less than the agreed upon 6 acres and would also be less than the agreed upon 515 feet by 515 feet dimensions.

SCWA is currently working on a more refined site layout, which may result in a smaller size footprint. But, SCWA staff is unsure at this time if a reduced size could accommodate the water facilities planned for the site. Until SCWA completes the refined layout, SCWA cannot accept a smaller parcel size.

It was also agreed in the site meeting that Mather South LLC will make sure to provide a Utility Corridor along the Eastern side of the development for the NSA water line to be located in. The Draft Mather South Land Use Plan contained in the subject document has a continuous land unit running along the eastern side of the property, but it is not clear that this is a Utility Corridor capable of containing the NSA water line. The Utility Corridor is critical for maintaining and operating the water facilities at the Public Facilities Utilities/Water Storage site.

Sincerely,



Mike Huot
Principal Civil Engineer
Sacramento County Water Agency

Attachment: Sacramento County Water Agency Inter-Office Memo 5-18-12
Cc: P:\Shared Folders\Wsplandev\Zone 40\Mather South

SACRAMENTO COUNTY WATER AGENCY

INTER-OFFICE CORRESPONDENCE

MEMORANDUM

DATE:	5-18-12
TO:	Dan Barry, Brian Bergfalk, Ping Chen, Clark Whitten, Rick Balazs, Herb Niederberger, Kent Craney
FROM:	Scott Hutcheson
SUBJECT:	Minutes from site assessment meeting

Mather South LLC is the developer group involved. Sacramento County Water Agency is the water purveyor who needs a tank site to provide water to the development.

Multiple site alternatives had been evaluated over a period of several years prior to this meeting. Exhibits showing these alternatives were presented by Scott Hutcheson. Alt A is the northernmost site owned by the Fire Dept. This site was pursued in the past but was not attainable. Alt B is located along the Western bank of the Folsom South Canal and is in approximately the middle of the Mather South development. It is the southernmost site. Alt C is located along Douglas Blvd and is owned by a private party. The Alt C site was previously deemed by the modeling group to be the optimal site being as it is the closest site to the central distribution connection point in Douglas Blvd. It had been determined in the past that instead of obtaining two separate sites for the water supply systems (Mather and Sunrise Douglas); we would obtain one site large enough to accommodate both.

Both Alt's B and C were described in the adopted Mitigation Monitoring and Reporting Program (control number 2007-70373).

Previously, both parties agreed that Alt B was to be the location of the tank site. During today's meeting, it was discussed that the location of Alt B would not work for the development and needed to be moved. Earlier discussions were that the site would need to be relocated to the south end of the development. By moving the site south, additional cost would be incurred by the Water Agency for items such as, larger pumps, possible upgrades to the existing system at the Vineyard Surface Water Treatment Plant, larger and longer pipes, and additional surge protection. Additional concerns were discussed regarding the existing MMRP and whether or not it would need to be amended due to the new location. It was agreed by all that moving the site to the north end of the Mather South Development would be a better option. The proposed use of the northern portion

SACRAMENTO COUNTY WATER AGENCY

INTER-OFFICE CORRESPONDENCE

MEMORANDUM

of the development was Park land therefore it seemed a very viable area to locate the tanks and booster pump station.

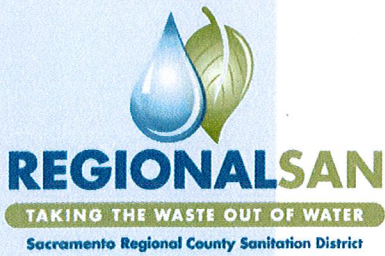
The next step is or the Mather South LLC to develop an exhibit showing a site at the northern end of the development for the tank and booster pump station. This site shall be approximately 6 acres in size and shall be square in nature. It shall have side dimensions close to 515' x 515'. The exhibit will be given to the Water Agency to review.

Mather South LLC will make sure to provide a Utility Corridor along the Eastern side of the development for the NSA water line to be located in.

It is the wish of the Mather South LLC to have as small as site as possible. They are not overly concerned with the height of the storage tanks. They are more concerned with the footprint of the site.

Clark Whitten stated they should be obtaining fee title for the northern portion of the development by Sept 2012.

TKS



January 25, 2017

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

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Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814

Subject: Revised Notice of Preparation of a Draft Environmental Impact Report for the Mather South Community Master Plan (PLNP2013-00065)

Dear Ms. Hack:

Sacramento Regional County Sanitation District (Regional San) and the Sacramento Area Sewer District (SASD) have the following comments regarding the Notice of Preparation for the DEIR for the Mather South Community project:

SASD will provide local sewer service for the proposed project area. Regional San provides conveyance from local trunk sewers to the Sacramento Regional Wastewater Treatment Plant (SRWTP) through large pipelines called interceptors.

The Regional San Board of Directors adopted the Interceptor Sequencing Study (ISS) in February 2013. The ISS updated the SRCSD Master Plan 2000 is located on the Regional San website at <http://www.regionalsan.com/ISS>. The SASD Board of Directors approved the most current SASD planning document, the 2010 System Capacity Plan Update (SCP) in January 2012. The SCP is on the SASD website at <http://www.sacsewer.com/devres-standards.html>.

Regional San and SASD are not land-use authorities. Regional San and SASD designs their sewer systems using predicted wastewater flows that are dependent on land use information provided by each land use authority. Regional San and SASD base the projects identified within their 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 in this Environmental Impact Report.

The proposed project lies within the SASD BR Mather East Trunk shed. Project proponents should work closely with SASD and Regional San Development Services to ensure proper connection to any existing SASD or Regional San facilities.

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 <http://www.sacsewer.com/ordinances.html>, and the Regional San ordinance is located on their website at <http://www.regionalsan.com/ordinance>.

The SRWTP provides secondary treatment using an activated sludge process. Incoming wastewater flows through mechanical bar screens through a primary sedimentation process. This allows most of the heavy organic solids to settle to the bottom of the tanks. These solids are later delivered to the digesters. Next, oxygen is

added to the wastewater to grow naturally occurring microscopic organisms, which consume the organic particles in the wastewater. These organisms eventually settle on the bottom of the secondary clarifiers. Clean water pours off the top of these clarifiers and is chlorinated, removing any pathogens or other harmful organisms that may still exist. Chlorine disinfection occurs while the wastewater travels through a two-mile “outfall” pipeline to the Sacramento River, near the town of Freeport, California. Before entering the river, sulfur dioxide is added to neutralize the chlorine.

The design of the SRWTP and collection system was balanced to have SRWTP facilities accommodate some of the wet weather flows while minimizing idle SRWTP facilities during dry weather. Regional San designed the SRWTP to accommodate some wet weather flows with the storage basins and interceptors designed to accommodate the remaining wet weather flows. The Central Valley Regional Water Quality Control Board (Water Board) issued an NPDES Discharge Permit to Regional San in December 2010.

In adopting the new Discharge Permit, the Water Board required Regional San to meet significantly more restrictive treatment levels over its current levels. Regional San began the necessary activities, studies, and projects to meet the permit conditions in August of 2014. Regional San must complete construction of the new treatment facilities to achieve the permit and settlement requirements by May 2021 for ammonia and nitrate and May 2023 to meet these pathogen requirements.

Regional San currently owns and operates a 5-mgd Water Reclamation (WRF) that has been producing Title 22 tertiary recycled since 2003. The WRF is located within the SRWTP property in Elk Grove. Regional San uses a portion of the recycled water at the SRWTP and the rest is wholesaled to the Sacramento County Water Agency (SCWA). SCWA retails the recycled water, primarily for landscape irrigation use, to select customers in the City of Elk Grove. It should be noted that Regional San currently does not have any planned facilities that could provide recycled water to the proposed project or its vicinity. Additionally, Regional San is not a water purveyor and any potential use of recycled water in the project area must be coordinated between the key stakeholders, e.g. land use jurisdictions, water purveyors, users, and the recycled water producers.

If you have any questions regarding these comments, please contact me at 916-876-9994

Sincerely,

Sarena Moore

Sarena Moore
Regional San/SASD
Policy and Planning

Cc: Regional San Development Services, SASD Development Services, Michael Meyer, Dave Ocnosak, Christoph Dobson

January 18, 2017

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 220
Sacramento, CA 95814

**Re: Revised Notice of Preparation of a Draft Environmental Impact Report for
the Mather South Community Master Plan (PLNP2013-00065)**

Dear Ms. Hack:

Thank you for inviting SACOG's comments on the Notice of Preparation for the Mather South Community Master Plan (PLNP2013-00065).

The Mather South area is part of SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (2016 MTP/SCS) and longer-term Blueprint Vision. The 2016 MTP/SCS projects 1,030 new homes and 217 new jobs by 2036 for the Mather South area. Next year SACOG will begin its quadrennial update of the plan (scheduled adoption in 2020) and will be working with Sacramento County to determine if there is a need to update the projections for this area for the next MTP/SCS.

The 2016 MTP/SCS includes funding for a number of roadway improvements around the Mather South Planning Area including an extension of Douglas Road from the newly extended Zinfandel Drive to Kiefer Blvd., realignment and widening of Zinfandel Drive (formerly Eagles Nest Road) between Kiefer and Douglas, widening of Excelsior Road between Highway 16 and Kiefer Blvd. as well as additional maintenance, operational, and streetscape projects. For information on the full, current MTIP and MTP/SCS project list, contact Clint Holtzen at (916) 340-6246 or choltzen@sacog.org.

If you have any additional questions, please feel free to contact me or Kacey Lizon, Planning Manager at klizon@sacog.org or (916) 340-6265.

Sincerely,



Kirk E. Trost
Interim Chief Executive Officer

Auburn
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Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Live Oak
Lincoln
Loomis
Marysville
Placer County
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Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

February 7, 2017

Catherine Hack
Environmental Coordinator
Department of Community Development
Planning and Environment Review Division
827 7th Street, Room 225
Sacramento CA 94814

RE: Revised Notice of Preparation of a Draft Environmental Impact Report for the Mather South Community Master Plan, PLNP2013-00065

Dear Ms. Hack:

As an interested party in the above-referenced project, I'd like to take this opportunity to acknowledge the efforts of Lewis Planned Communities, the Planning Department, and other offices of the County in the Mather Field Stakeholder process that has transpired over the last year. This collaborative approach has improved plans for this project and promises reduction of many of its environmental impacts.

I respectfully submit the following comments regarding this RNOP for your consideration in the hopes that the Revised EIR for this project might consider and recommend the mitigation measure described herein to reduce the impact of projected vehicle traffic on special status species and habitat at and near Mather Field.

This project and those proposed to the south of Kiefer Boulevard will bring more traffic and its associated impacts of noise, vibration, dust, and pollutants on special status species and vernal pool habitat in the vicinity of Zinfandel Drive. While the lands north of Douglas Road along Zinfandel Drive are urbanized and no longer provide habitat for native species, Douglas Road marks the northern boundary of a critical wildlife connecting corridor for the South Sacramento Habitat Conservation Plan (SSHCP) and vernal pool resources within the USFWS designated Mather Core Recovery Area. More projects are planned for south of Kiefer Boulevard and Zinfandel Drive is expected to pass through and/or adjacent to preserve lands contiguous with the Mather Field Preserve.

The Mather Stakeholder process identified the need to create a new special roadway designation and specifications for roads passing through or adjacent to habitat preserves. We called this new type of road a Preserve Paseo. Such roads may incorporate various traffic calming measures to slow the speed of traffic, as well as signage to alert drivers that they are passing through preserve lands set aside for the protection of rare and endangered species and habitats. Any actions and standards that simply serve to slow the speed of traffic, will decrease the noise, vibration and dust impacts on vernal pool species. This is easy mitigation with ancillary benefits for the residents of the new project.

Reinstating the Name of Eagle's Nest Road

Such a Preserve Paseo is envisioned by stakeholders as a desirable alternative to the type of road that exists as Zinfandel Drive north of Douglas Road. As this RNOP attempts to identify and mitigate the impacts of this project and the roads that serve it, this is the appropriate time to assess the impacts of traffic associated with extending Zinfandel Drive to serve projects within the Mather South Community. It seems appropriate to suggest at this time that the document consider the potential mitigating effect of reverting to the original name of Zinfandel Drive, which was Eagle's Nest Road.



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matheralliance@gmail.com



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From its intersection with Douglas Road to its southern terminus, the name Eagle's Nest Road has long been associated with the historically rural nature of this region. If the name Eagle's Nest Road were reinstated south of Douglas Road, the change of name would serve to alert drivers that they are entering a Go-Slow Nature Area, facilitating the mental shift (and gear shift) from a Zinfandel freeway on-ramp to a slower, rural road that passes through nature. Such a natural Preserve Paseo creates a welcome relief from urban tensions and a reason to slow down, smell the flowers, and watch out for wildlife. All of these actions benefit the wildlife that the Mather Field Preserve is intended to protect.

Whereas the name Zinfandel Drive is relatively recent (2013), this recent name change has not affected the addresses of people south of Douglas Road. Therefore, this is an appropriate opportunity to consider ending the roadway named Zinfandel Drive at Douglas Road for the purposes of mitigating the effects of high speeds on adjacent habitat.

For these reasons I believe the Revised EIR for this project should consider the benefits of reverting back to the name Eagle's Nest Road, to mitigate the impacts of projects within the project area of this RNOP as well as future impacts of the projects proposed south of Mather Field.

Thank you for giving this your consideration as you prepare the EIR for this project.

Truly yours,



Eva S. Butler



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[@Mather_Alliance](https://twitter.com/Mather_Alliance)



February 3, 2017

Catherine Hack
Sacramento County
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, CA 95814
CEQA@saccounty.net

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Mather South Community Master Plan (Project No. PLNP2013-00065 / Clearinghouse No. 2014062087)

Dear Ms. Hack:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Mather South Community Master Plan (Project No. PLNP2013-00065 / Clearinghouse No. 2014062087). 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 DEIR for the Mather South Community Master Plan will acknowledge any Project impacts related to the following:

- Existing 12 kV near or along Zinfandel Drive.
- Existing 12 kV along the north side of Kiefer Boulevard.

Based on the land use information provided (NOP, page NOP-12), the revised estimated demand for the Mather South Master Plan Project is 24 MW. The alternative land use plan does not change the sub-transmission (69 kV) and distribution substation requirements articulated in our previous letter, dated July 25, 2014.

The map below, is excerpted from the NOP (page NOP-11), and identifies future sub-transmission (69 kV) routes and a distribution substation site. Potential alternate locations for these assets are also represented. Future sub-transmission (69 kV) and distribution substation electrical requirements are also enumerated below.

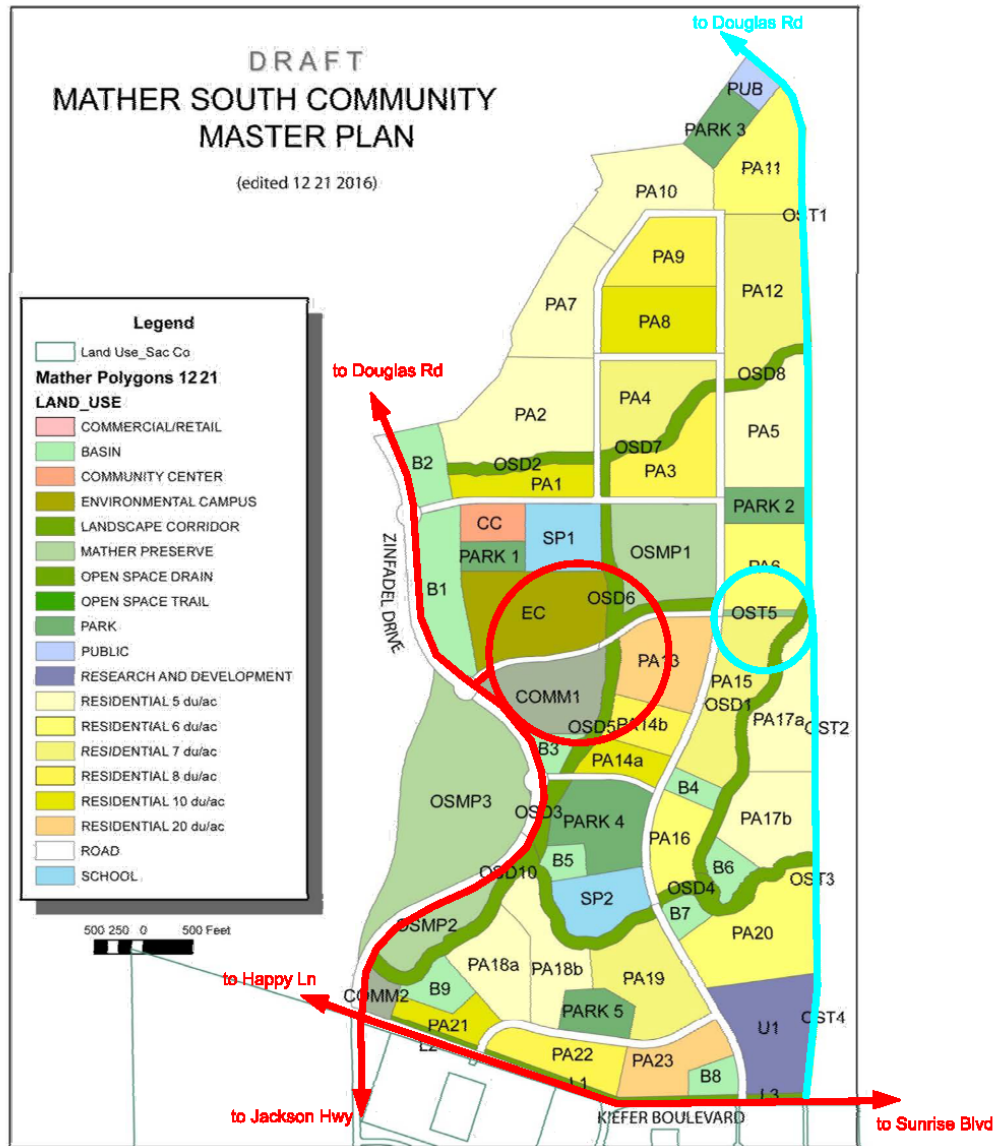
- A new distribution substation in the vicinity of Environmental Campus (EC), Commercial/Retail (COMM1), and Residential (PA13) or an alternate site in

the vicinity of Residential (PA6, PA15, and PA17a). The exact site location and dimensions will be negotiated between the Applicant and SMUD.

- Installation of a new sub-transmission (69 kV) electrical line along the east side of Zinfandel Drive. The Applicant-proposed alternate route along the east side of the Project area is acceptable if the Applicant installs and maintains an access road at their cost per SMUD requirements
- Installation of a new sub-transmission (69 kV) electrical line along Kiefer Boulevard.
- Additional new sub-transmission (69 kV) electrical lines may be required depending upon where the new electrical substation is sited.
- All sub-transmission electrical lines will be routed overhead in an easement outside the rights-of-way of on-site Project streets. For the sub-transmission 69 kV lines, a 20-foot easement is required.
- The owners/Applicants must disclose to future/potential owners the existing and proposed 69 kV lines and substations.

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Plate NOP-5: Proposed Land Use Plan



1-23-2017 SMUD COMMENTS

- FUTURE 69KV ROUTE & AREA FOR DISTRIBUTION SUBSTATION SITE
- ALTERNATE 69KV ROUTE (IN LIEU OF ZINFANDEL DR ROUTE N/O KIEFER BLVD) & AREA FOR DISTRIBUTION SUBSTATION SITE
 DEVELOPER INSTALLED ACCESS ROAD REQUIRED

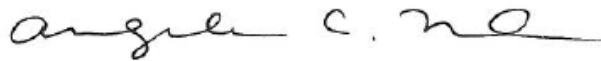
As a Responsible Agency, SMUD also requests that the following issues be considered during the Project design and planning and any associated impacts be considered in the DEIR:

- The Applicant shall dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public street rights-of-ways.
- The Applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
- The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.
- The Applicant shall not alter existing SMUD facilities on the subject property. If the Applicant requires the relocation or removal of existing SMUD facilities, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
- SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
- Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

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 DEIR. If you have any questions regarding this letter, please contact Rob Ferrera at rob.ferrera@smud.org or (916) 732-6676.

Sincerely,

A handwritten signature in black ink that reads "Angela C. McIntire". The signature is written in a cursive style with a long horizontal flourish at the end.

Angela C. McIntire
Regional & Local Government Affairs
Sacramento Municipal Utility District
6301 S Street, Mail Stop A313
Sacramento, CA 95817
angela.mcintire@smud.org

Cc: Rob Ferrera, SMUD



Unified School District

Members of the Board:

Beth Albiani
Nancy Chaires Espinoza
Carmine S. Forcina
Chet Madison, Sr.
Dr. Crystal Martinez-Alire
Anthony "Tony" Perez
Bobbie Singh-Allen

Robert L. Trigg Education Center
9510 Elk Grove-Florin Road, Elk Grove, CA 95624

Susan Bell
Chief Facilities Officer
Business Services and Facilities

(916) 686-7711
FAX: (916) 686-7754

February 10, 2017

SENT VIA EMAIL TO: CEQA@saccounty.net

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental review Division
827 7th Street, Room 225
Sacramento, CA 95814

Subject: Elk Grove Unified School District's Comments on the Revised Notice of Preparation of a Draft Environmental Impact Report for the Mather South Community Master Plan (PLNP2013-00065)

Dear Ms. Hack,

Elk Grove Unified School District (EGUSD) appreciates the opportunity to review and comment on the Revised Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Mather South Community Master Plan.

EGUSD's elementary school site criteria specify that elementary school sites should be about 10 acres in size and rectangular in shape with an approximate 3 to 5 width to length ratio. Street frontage on 2 sides of the school is preferable to allow for good traffic circulation around the school. EGUSD also strives for good pedestrian and bike access to neighborhood elementary schools from the majority of the homes in the community.

The southernmost elementary school on the alternative land use plan shown in the NOP (SP2) is not an ideal shape. Additionally, we are uncertain of the vehicular circulation around the school because of the open space and drainage basin that are adjacent to the site. We therefore request that the Environmental Impact Report include traffic analyses for both SP1 and SP2 to ensure that our students and staff can safely get to and from school with minimal impact on the neighborhood.

EGUSD also requests that an additional alternative be considered that would "flip" elementary school SP2 and Park 4 so that the school site is to the north of the park providing a more rectangular shape with improved vehicular circulation around the school. In this scenario a traffic analysis would be required to determine if the streets adjacent to the school are a suitable size to front an elementary school.

Thank you for your consideration. If you have any questions or would like to further discuss EGUSD's comments, please feel free to contact me at 916-793-2655.

Sincerely,

Kim Williams
Planning Manager



February 10, 2017

Via Email to: CEQA@saccounty.net

Catherine Hack, Environmental Coordinator
County of Sacramento Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, CA 95814

RE: Control Number PLNP 2013-00065 – Mather South Community Master Plan – Revised Notice of Preparation Comments

Dear Ms. Hack,

Thank you for the opportunity to comment on items discussed in the Mather South Community Master Plan project. As the representative of Cordova Recreation and Park District, I am pleased to provide the views of our District regarding the scope and content of the environmental information. The entire project is located within the boundaries of the Cordova Recreation and Park District where the District is the responsible agency to provide and maintain local park and recreation facilities and services. As a responsible agency the Cordova Recreation and Park District should be listed as such in all review documents. Analysis of the project scope considers CEQA review criteria in the categories applicable to our agency's responsibilities.

District staff met with the applicant on February 1, 2017 to gather additional information while preparing Revised NOP comments.

Land Use:

Quimby park land dedication requirements should be updated per Sacramento County Code Title 22 as the land use plan is modified throughout the DEIR and entitlement approval process. The District will continue to work with the developers throughout the land planning process to locate appropriate park and recreation facilities.

Cordova Recreation and Park District adopted standards and a Park Impact Fee Nexus Study in 2014. The standard is based on a split of 52% of land for community parks and 48% of land for neighborhood parks. The draft land use plan provides approximately 40% of park land in community park. The percentage of community park land proposed in the current project alternative should be adjusted upwards to comply with the District's standard.

The following comments are based on Plate NOP-12 on page NOP-19 of the Revised Notice of Preparation: The proposed Project Alternative illustrates neighborhood Park 1 adjacent to private community center CC, a school site SP1, Environmental campus EC and storm water detention basin B1.

While the adjacencies are appropriate, once built out the location of the public park may be perceived by the general public as a private park associated with the community center. The parcel is also separated from residential uses by collector roads. Easy, safe and attractive pedestrian connections from residential areas to the Park 1 should be considered.

At this conceptual level the land use plan does not illustrate all roadway types proposed for the project. District standards state community parks should have street frontage on two sides where a high school property can substitute for one street and neighborhood parks have street frontage on three sides where elementary school property can be substituted for one street.

It may be beneficial to switch the location of community park 4 with school site SP4 to take advantage of adjacent open space corridors.

The District does not accept Quimby park land encumbered with utility easements and storm drainage basins. Where adjacencies of encumbered parcels exist the District is open to discussions about joint use agency programming and maintenance of encumbered parcels where adequate funding is provided in perpetuity.

Impacts of proposed parks on surrounding land uses should consider the full range of amenities that could be placed on a park site as listed in Tables 3, 4 and 5 in the District's Cordova Recreation and Park District Park Impact Fee Nexus Study adopted April 8, 2014. District-wide amenities are eligible for placement in any community park.

Biological Resources

The DEIR should address impacts of parks adjacent to habitat preserve areas especially in regards to sport field lighting and pedestrian retrieval of lost sporting equipment.

Hydrology and Water Quality:

Constructed park facilities including programmed sport fields should be above the 100 year flood plain. The District does not accept Quimby park land encumbered with utility and storm drainage basins.

The project technical studies should demonstrate there will be adequate domestic water into the future sufficient to irrigate athletic fields and provide turf in both neighborhood and community parks as a public resource into the future. The District will consider connection to alternative water sources in the future on a case by case basis consistent with new conservation and codes requirements.

Soils

The DEIR should address the suitability of the soil to sustain active parks and the possible need to import fertile soils or provide soil amendments as required to meet District standards.

Aesthetics

The DEIR should address aesthetic considerations related to park facilities. Citizens tend to have aesthetic concerns about parking lots, restroom facilities, corporation and storage yards, sport field lighting, etc.

Traffic

At this conceptual level the land use plan does not illustrate all roadway types proposed for the project. District standards state community parks should have street frontage on two sides where a high school property can substitute for one street and neighborhood parks have street frontage on three sides where elementary school property can be substituted for one street.

Neighborhood park sites require on-street parking. Community park sites typically contain off-street parking but also benefit from the additional capacity provided by on-street parking.

Vehicular, pedestrian and multi-modal traffic Impacts generated by park use should be considered. Multi-modal access to park sites should be encouraged. Placement of traffic signals should be considered where community park sites may generate significant volumes of traffic.

The District considers trails to be a transportation element and under the purview of other agencies. This scoping comment letter does not include analysis of proposed trails.

Noise

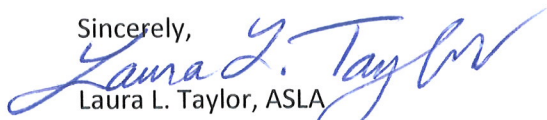
The DEIR should address noise impacts generated by community park sites.

Finance

The District will review the draft Public Facility Finance Plan for compliance with the District's current adopted Park Impact Fee Nexus Study for development costs. At the appropriate time the District will provide current costs for maintenance of facilities, services, replacement costs associated with the park and recreation impacts of this development. The Public Facility Finance Plan should address adequate funding for on-going impacts in perpetuity.

The District appreciates the County's commitment to planning environmentally responsible and sustainable communities and we look forward to future engagement in this project. Please continue to forward documentation related to this project to the District. Please don't hesitate to contact me if you have any questions.

Sincerely,



Laura L. Taylor, ASLA
Park Planning and Development Manager
Cordova Recreation and Park District

CC: Phil Rodriguez, Lewis Operating Corporation
Patrick Larkin, District Administrator for Cordova Recreation and Park District

NATIVE AMERICAN HERITAGE COMMISSION

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January 18, 2017

Catherine Hack
Sacramento County

Sent by Email: ceqa@saccounty.net

RE: SCH#2014062087 Mather South Community Master Plan, Sacramento County

Dear Ms. Hack:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an 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 Section 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, § 15064 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 with the area of project 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 or a notice of negative declaration or 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

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 sections 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 section 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 section 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 section 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 section 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 nonfederally 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 sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 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 section 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 section 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 sections 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 been 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.



United States Department of the Interior

7A3

BUREAU OF RECLAMATION
Mid-Pacific Region
Central California Area Office
7794 Folsom Dam Road
Folsom, CA 95630-1799

FEB 14 2017

IN REPLY REFER TO:

CC-400
ENV-6.00

Ms. Catherine Hack
Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, California 95814

Subject: Mather South Community Master Plan Environmental Impact Report Notice of
Preparation Response

Dear Ms. Hack:

The Bureau of Reclamation, Central California Area Office (CCAO) has a direct interest in this project as the applicant is proposing a multi-modal bridge crossing over the Folsom South Canal, which is owned and operated by Reclamation. Please contact our office to schedule a meeting to discuss this proposed action, including potential impacts to Reclamation's infrastructure.

Mr. Scott Moore, Realty Specialist, is the point of contact for land use authorizations on CCAO lands. He can be reached at 916-989-7177 or e-mail psmoore@usbr.gov.

Sincerely,

Drew F. Lessard
Area Manager