



9/14/2020

VIA EMAIL

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

RE: Natomas Town Center II (East) (P18-087) Initial Study/Mitigated Negative Declaration (SCH#2020089021)

Dear Mr. Johnson:

Thank you for the opportunity to comment on the Natomas Town Center II (East) (P18-087) Initial Study/Mitigated Negative Declaration (SCH#2020089021).

The City of Sacramento Transit-Oriented Development Ordinance prohibits certain auto-oriented uses, including drive-through restaurants, less than ¼-mile from light rail stations, and allows with a conditional use permit those uses that are a ¼- to ½-mile from a light rail station. The ordinance encourages transit use, pedestrian activity, more complete neighborhoods, multimodal choices, and land uses that reduce vehicle miles travelled, energy uses and air pollution.

The Initial Study/Mitigated Negative Declaration Air Quality concludes the project proposal will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. General Plan policy ER 6.1.7 Greenhouse Gas Reduction Goal states the City "shall work with the California Air Resources Board to comply with statewide greenhouse gas reduction goals as established in the Global Warming Solutions Act of 2006 for 2020 and any subsequent targets;" and policy ER 6.1.9 Greenhouse Gas Reduction in New Development states that the City will discourage "auto-dependent sprawl and dependence on the private automobile" and promote "compact, mixed use, pedestrian friendly, and transit oriented" development.

The TOD Ordinance supports General Plan policies ER 6.1.7 and 6.1.9, yet the IS/MND does not identify the conflict between the project proposal for a drive-through restaurant use within ¼-mile of the light rail station. We assert the answer to Question H in the Air Quality section should the proposal conflicts with an applicable policy.

Sincerely,

Chris Holm
Project Manager