



Planning and Building
Department

CITY OF SACRAMENTO
CALIFORNIA

PLANNING
DIVISION
1231 I Street
Room #300
Sacramento, CA
95814-2998

(916) 264-5381
Fax (916) 264-5328

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

The City of Sacramento, California, a municipal corporation, does hereby prepare, make, declare, and publish this Addendum to an Previously Certified Environmental Impact Report for the following described project:

Lu Parcel Map (P00-054)

Entitlements to subdivide a 10.0± gross acre vacant parcel, 6.02± acres of the site are in the Multi-Family Review (R-2B{R}) zone and the remaining 4.04± acres are in the Office Building (OB) zone, located at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area, APN: 117-0202-038-0000.

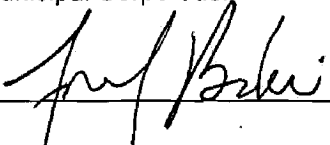
- A. **Environmental Determination:** Prior Environmental Impact Report (EIR) (P93-144, SCH 94032070);
- B. **Mitigation Monitoring Plan;**
- C. **Tentative Map** to subdivide 10.0± vacant acres into two parcels; and
- D. **Subdivision Modification** to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

The City of Sacramento Planning and Building Department has reviewed the proposed project and has determined that the project, with mitigation measures as identified in the Mitigation Monitoring Plan, will not have a significant effect on the environment. A new Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California), because there are no new impacts.

This Addendum to a Certified EIR has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code, Title 63.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Department of Planning and Building, Planning Division, 1231 "I" Street, 3rd Floor, Sacramento, California 95814.

City of Sacramento, California
A Municipal Corporation

By: 

**ATTACHMENT A
DISCUSSION OF INITIAL STUDY
LU PARCEL MAP (P00-054)**

PROJECT INFORMATION

Project Number **P00-054**

Project Name **Lu Parcel Map**

Project Location

The subject property consists of 10.0± gross acres located at the southeast corner of Bruceville Road and Shasta Avenue. It is within the Jacinto Creek Planning Area (JCPA). The site is identified as Assessor's Parcel Number 117-0202-038-0000.

Existing Plan Designation(s) and Zoning

Sacramento General Plan Update Designation:

Low Density Residential (5.9± acres, maximum allowable density - 20 dwelling units per net acre {du/na}); and Community Neighborhood Commercial/Office (3.1± acres)

South Sacramento Community Plan Designation:

Multiple Family (5.9± acres, maximum allowable density - 20 du/na); and Office (3.1± acres)

Zoning:

4.04± acres Office Building (OB)

6.02± acres Multi-Family Review (R-2B{R})

Entitlement Requests

The applicant is seeking the following entitlements in order to develop the subject site:

Lu Parcel Map (P00-054)

Entitlements to subdivide a 10.0± gross acre vacant parcel, 6.02± acres of the site are in the Multi-Family Review (R-2B{R}) zone and the remaining 4.04± acres are in the Office Building (OB) zone, located at the southeast corner of Bruceville Road and Shasta Avenue within the Jacinto Creek Planning Area, APN: 117-0202-038-0000.

- A. **Environmental Determination:** Addendum to a certified Environmental Impact Report (EIR) (P93-144, SCH 94032070);

B. Mitigation Monitoring Plan;

C. Tentative Map to subdivide 10.0± vacant acres into two parcels; and

D. Subdivision Modification to waive frontage improvements (curbs, gutters, and sidewalks) for property at the southeast corner of Bruceville Road and Shasta Avenue.

Project History

On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and the South Sacramento Community Plan (Resolution 95-349, 95-350, and 95-351). This effort did not include site-specific rezones, therefore new developments within the JCPA require individual rezones. The JCPA project area was not rezoned during the land use planning process because many area residents requested that their existing zoning remain in place in order to maintain their existing land uses.

On January 7, 1997, the City Council approved the necessary Resolutions and Ordinances adopting the JCPA Finance Plan and Nexus Study, which established fees for development and financing of infrastructure within the JCPA, and the implementation of Development Impact Fees within the JCPA.

On September 25, 1997, the Planning Commission approved the necessary entitlements to create the Lu Parcel Tentative Map (P93-144). At that time, the Planning Commission approved a Mitigation Monitoring Plan, a Tentative Map, and Subdivision Modifications, and forwarded recommendation for a Rezone to the City Council. On November 6, 1997, the City Council adopted a Mitigation Monitoring Plan and approved a Rezone from Multiple Family Review (R-2A{R}) to 3.1± acres of Office Building (OB) and 5.9± acres of Multiple Family Review (R-2B{R}).

Project Description

The applicant is seeking reapproval of the same Tentative Map to subdivide 10.0± vacant acres into two parcels for future development that was approved on September 25, 1997, and expired on September 25, 1999. No changes have been made to the proposed Tentative Map since it was originally approved in 1997.

ENVIRONMENTAL EFFECTS

This proposal has been evaluated under the City of Sacramento's 1986-2006 General Plan Update Draft Environmental Impact Report (SGPU DEIR), the South Sacramento Community Plan, and the JCPA Land Use Plan. The purpose of the following analysis is to provide a factual basis for determining whether the proposed project will have a significant effect on the environment.

Significant environmental issues regarding animal life were discussed and mitigated for in the previous Mitigation Monitoring Plan for the Lu Parcel Tentative Map (P93-144). The analysis and required Mitigation Measures for the previous EIR are reaffirmed. However, the mitigation measure

for Swainson's hawk foraging habitat, previously identified in the prior EIR, has been revised to reflect the California Department of Fish and Game's (CDFG) currently preferred mitigation for the protection of this species (CDFG, 1999). Additionally, since the prior EIR was written in 1997, it has become known that the subject site may be suitable habitat for burrowing owls, which are a California species of special concern. Mitigation to protect this species is also included. The project site may also contain wetlands, therefore, prior to the recordation of a parcel or final map, a wetlands assessment shall be conducted. All other mitigation measures adopted for the Lu Parcel Map (P93-144) still apply. All new and/or modified mitigation measures applicable to this project (P00-054), are listed below. The original EIR and full text of the Mitigation Monitoring Plan are available for viewing at the Planning and Building Department, 1231 "I" Street, Room 300, Sacramento, CA 95814.

Plant/Animal Life

Swainson's Hawk Mitigation

To mitigate the loss of Swainson's hawk foraging habitat, the applicant shall purchase mitigation credits at a mitigation bank approved by the CDFG prior to approval of a City grading permit. The applicant shall provide proof (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning and Building Department for the purchased mitigation credit(s).

Burrowing Owl Mitigation

To mitigate the loss of burrowing owls, the applicant, in consultation with CDFG, shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of the area to be disturbed during the same calendar year that construction is planned to begin, prior to approval of a City grading permit. The survey shall be conducted by a qualified biologist to determine if any burrowing owls are nesting on or near the project site.

If phased construction procedures are planned for the project, the results of the above survey shall be valid only for the season in which it was conducted.

If the above survey does not identify any nesting burrowing owls on the project site, then no further mitigation would be required. However, if any burrowing owls are found nesting on or near the project site, the applicant shall consult with CDFG to determine the appropriate mitigation measures, according to the then current CDFG protocol, to prevent the loss of the species. Mitigation measures may include, but are not limited to, nest avoidance, pre-breeding season exclusion measures, passive relocation to artificial burrows on nearby protected lands, and/or purchase of replacement habitat at a mitigation bank approved by CDFG. The applicant shall provide proof of fulfillment of CDFG mitigation requirements (i.e., a receipt from the mitigation bank or a letter from CDFG) to the City Planning and Building Department.

Loss of Wetland Habitat

A wetlands assessment will be prepared prior to recordation of a parcel or final map to determine if wetlands are present. If the City of Sacramento determines that wetlands are not present on the project site, then no further mitigation would be required for the loss of wetland habitat. If the City of Sacramento determines that wetlands are present on the project site, the applicant shall consult with the Army Corps of Engineers and CDFG to obtain the appropriate permits.

CEQA CONSIDERATIONS

The applicant is proposing no changes to the previously approved Lu Parcel Map, which would subdivide 10.0± vacant acres into nine parcels. The Lu Parcel Map was analyzed in the previous EIR (P93-144).

An Addendum to a Certified EIR may be prepared only if minor technical changes or additions are necessary (CEQA Guidelines Section 15164). The City of Sacramento has decided to prepare an Addendum in that none of the following findings necessary to prepare a subsequent EIR have been made (pursuant to CEQA Guidelines Section 15162):

1. No substantial changes are proposed to the project which will require major revisions of the previous EIR.

No changes have been proposed in the Lu Parcel Map (P00-054) since it was approved in 1997 (P93-144).

2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous EIR.

This project has not resulted in major revisions of the previous EIR, nor have any substantial changes occurred with respect to the circumstances under which the project was undertaken.

3. No new information of substantial importance has been found that shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
 - d) Mitigation measures which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the

environment.

The revised biological mitigation measures are not considerably different from those analyzed in the previous EIR. Impacts on biological resources would remain less than significant. All of the mitigation measures approved for the previous EIR are reaffirmed for this project.