

RESOLUTION NO. 2008-361

Adopted by the Sacramento City Council

June 5, 2008

CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE MITIGATION MONITORING PROGRAM FOR THE GRANITE PARK RESIDENTIAL PROJECT (P07-090)

BACKGROUND

- A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Granite Park Residential Project (P07-090).
- B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500') and received and considered evidence concerning the Granite Park Residential Project (P07-090).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds as follows:

- A. On August 6, 1998, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) and, having reviewed and considered the information contained in the EIR, adopted findings of fact and findings of overriding consideration, adopted a mitigation monitoring program, and approved the Granite Regional Park Planned Unit Development (Project).
- B. The Granite Regional Park Residential Modification (P07-090) (Project Modification) proposes to modify the previously approved Project as follows: Subdivision and development of an approximately 13-acre site with 119 single-family homes within the Granite Regional Park Planned Unit Development. Specific entitlements include: A General Plan Amendment to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre; A PUD Schematic Plan Amendment to change the parcels land use designation from Office to Residential use; A PUD Guidelines Amendment

to allow residential uses; A Rezone from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development; A Tentative Map to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use; and A Special Permit to develop alternative style single-family homes in the Single-family Alternative zone.

- C. The initial study on the Project Modification determined that the proposed changes to the original Project did not require the preparation of a subsequent EIR. An addendum to the previously certified EIR was then prepared to address the modification to the Project.

Section 2. The City Council has reviewed and considered the information contained in the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council finds that the previously certified EIR and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

- A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- C. No new information of substantial importance has been found that shows any of the following:
 - 1. The Project Modification will have one or more significant effects not discussed in the previously certified EIR;
 - 2. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
 - 3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

4. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

Section 3. Based on its review of the previously certified EIR for the Project, the previously adopted findings of fact and findings of overriding consideration, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the EIR and addendum reflect the City Council's independent judgment and analysis, certifies the EIR and the addendum for the Project Modification, and readopts the findings of fact and findings of overriding consideration .

Section 4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

- A. The mitigation monitoring program has been adopted and implemented as part of the Project;
- B. The addendum to the EIR does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program.
- C. The mitigation monitoring program meets the requirements of CEQA Section 21081.6 and the CEQA Guidelines section 15091.

Table of Contents:

Exhibit A - Addendum to a previously certified EIR for the Granite Regional Park PUD
- 8 pages
Exhibit B - Site Plan
Exhibit C - Vicinity Map

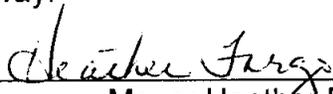
Adopted by the City of Sacramento City Council on June 5, 2008 by the following vote:

Ayes: Councilmembers Fong, Hammond, Pannell, Sheedy, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmembers Cohn, McCarty, and Tretheway.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit A – EIR Addendum



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Blvd., 3rd floor
SACRAMENTO, CA
95811

PLANNING DIVISION

ENVIRONMENTAL PLANNING SERVICES
916-808-7483

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

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

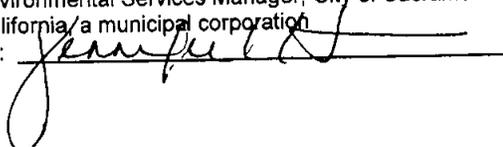
Granite Park Residential (P07-090)

The proposed project consists of the subdivision and development of an approximately 13-acre site with 119 single-family homes within the Granite Regional Park Planned Unit Development. Specific entitlements include:

- A. **General Plan Amendment** to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre;
- B. **PUD Schematic Plan Amendment** to change the parcels land use designation from Office to Residential use;
- C. **PUD Guidelines Amendment** to allow residential uses;
- D. **Rezone** from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development;
- E. **Tentative Map** to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use;
- F. **Special Permit** to develop alternative style single-family homes in the Single-family Alternative zone.

The City of Sacramento, Development Services Department, has reviewed the proposed project and has determined that The proposed revisions to a previously certified EIR do not require major revisions of the EIR due to new, or substantially increased, significant environmental effects. Similarly, the circumstances under which the project is undertaken do not require major revisions to the EIR, nor is there new information that results in a significant, or substantially increased, environmental effect. Therefore, an addendum to an Environmental Impact Report is required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. seq., Public Resources Code of the State of California).

This Addendum to a certified Environmental Impact Report has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolutions 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, Development Services Department, 300 Richards Blvd., 3rd floor, Sacramento, CA 95811.

Environmental Services Manager, City of Sacramento,
California, a municipal corporation
By: 

CONCLUSION TO PREPARE AN ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

According to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 of CEQA Guidelines calling for preparation of a subsequent EIR have occurred. An Addendum is being prepared for the Granite Park Residential Project (P07-090) because none of the following findings necessary to prepare a Subsequent EIR or Mitigated Negative Declaration have been made:

1. No substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

On August 6, 1998, the City of Sacramento City Council adopted the Granite Regional Park Planned Unit Development (PUD) (P96-009) and approved PUD Schematic Plan and Development Guidelines. The Granite Park PUD includes approximately 260 acres of office, retail, industrial, and park related uses. The proposed project, Granite Park Residential (P07-090), consists of a request to subdivide and develop approximately 13 acres, previously reserved for office use, with 119 single family lots.

The Granite Regional Park PUD EIR identified potentially significant impacts to air quality, biological resources, energy, geology, hydrology, hazards, noise, traffic, and utilities. Mitigation measures were implemented which reduced some of the impacts to less-than-significant levels. Other impacts were determined to be significant and unavoidable.

The previous EIR assumed development of the entire project site and, therefore, analyzed the potential impacts due to ground disturbance. Therefore, no further analysis is necessary of the potential impacts to biological resources, or from the geologic/soil conditions and hazards/hazardous materials, were analyzed in the previous EIR and no further analysis is necessary. The project would be required to implement the previously adopted mitigation measures for impacts due to soil and geologic conditions, biologic conditions, and hazards/hazardous materials.

In addition to the full development (construction and operation) of a residential subdivision on vacant land, the proposed project includes the construction of full frontage improvements to Cucamonga Avenue, connections to existing utility infrastructure, lift/pump stations, installation of interim sewer infrastructure, a multi-use trail, improvements to a public park on the project site, and non-vehicular connections to Regional Transit facilities to the east of the project. The public park improvements on Lot A include: a parking area; a 600 square foot structure to be used as a snack bar, sewer facilities; and landscaping.

The City of Sacramento's Development Engineering Division reviewed the proposed request to develop 119 single-family homes and determined that the change in land use from commercial/office to residential would not be significant because the proposed project would not generate more traffic trips or result in traffic congestion greater than what was analyzed, approved, and mitigated in the Granite Regional Park PUD EIR. Additionally, the Development Engineering and Finance Division determined the proposed project would have adequate emergency access, adequate parking and would not result in hazards due to incompatible uses.

Mitigation measures were adopted for the PUD to reduce potential impacts from construction and operation of the various components of the PUD to include: increased traffic, increased air

emissions, increased noise, increased runoff, increased exposure to flooding, increased safety hazards, and increased demand for water/sewer/drainage facilities.

The current entitlement requests and related improvements do not significantly alter the analysis in the previously certified environmental document because both analyses assume that the project site is fully disturbed and none of the project components trigger new or different environmental effects; therefore, an addendum is being prepared for the proposed project. Although the Addendum provides additional information and evaluation, the new information and evaluation will not trigger the need for a subsequent Negative Declaration or EIR because all project modifications are within the scope and analysis of the previously approved Granite Regional Park PUD EIR. The Granite Regional Park PUD EIR identified significant and unavoidable impacts; however, the proposed project does not contribute impacts any more severe than those already approved.

Because the modifications of the previous entitlements for the proposed project are within the scope of analysis of the prior approved project and will not result in any new potential environmental impacts or any more severe impact than those previously evaluated, identified and mitigated in the Granite Regional Park PUD (P96-009)EIR.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Some changes have occurred since the time of the certification of the Granite Regional Park PUD EIR. These changes include the release of the July 2004 Guide to Air Quality Assessment by the Sacramento Metropolitan Air Quality Management District (SMAQMD) establishing thresholds for Reactive Organic Gases (ROG), for operation of a project, and thresholds for Nitrogen Oxides (NOx), for construction and operation of a project. Table 4.2 of this Guide was used to screen the proposed project for potentially significant emissions. For single-family residential land use types, thresholds for construction are at 28 units and operational thresholds are at 656 units. Therefore, because the proposed project consists of 119 units, initial screening thresholds for construction were exceeded. Other changes include the update of the Air Quality Management District's modeling tool, URBEMIS 2007, to version 9.2.4. Because the initial screening construction thresholds were exceeded, the URBEMIS tool was used to evaluate 119 units on 13 acres. All other default assumptions were used for a conservative modeling. Construction emissions of Nitrogen Oxides (NOx) would not exceed the SMAQMD's construction thresholds of 85 pounds per day, because the proposed project is anticipated to generate 72.47 pounds per day. Project operational emissions of ozone precursors would not exceed the SMAQMD's significance thresholds of 65 pounds a day for NOx and Reactive Organic Gases (ROG). Project operational emissions are anticipated to generate 10.06 pounds per day for NOx and 10.78 pounds per day for ROG. Therefore, air quality mitigation measures identified in the Granite Regional Park PUD EIR are not applicable to the proposed project.

The flood zone designation has changed from A99 to Shaded X. The previous EIR designated the proposed site as A99 Flood Zone, which did not restrict development, but development was subject to certain construction design regulations and flood insurance was required for any development. In the Shaded X flood zone, elevation or flood proofing is not required per the Federal Emergency Management Agency (FEMA). Therefore, although the FEMA flood zone designation was updated, the change in designation would not result in environmental effects that were not previously analyzed.

The EIR for the previously adopted project included a mitigation measure, MM 6.3-2, requiring a detailed acoustical analysis to be prepared for future projects: In September 2007, J.C. Brennan

and Associates conducted an Environmental Noise Assessment specifically for the proposed project. The assessment concluded the proposed project would not expose sensitive receptors to noise above the City's noise threshold for residential uses of 65 dB Ldn at the exterior facade, nor would residences be exposed to vibration due to the vicinity of the rail lines that exceed the vibration criteria developed by the Federal Transit Administration (FTA) and Caltrans. The new information and evaluations necessary for the proposed project are considered technical changes per CEQA, and do not include new impacts that have not already been discussed in the Granite Regional Park PUD EIR (P96-009). The current entitlement requests do not significantly alter the analysis in the previously certified EIR; therefore, an addendum is being prepared for the proposed project. Although the Addendum provides additional information and evaluation, the new information and evaluation will not trigger the need for a subsequent Mitigated Negative Declaration or EIR. The modifications of the previous entitlements for the proposed project are within the scope and analysis of the prior approved project and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated, identified and mitigated in the Granite Regional Park PUD EIR (P96-0009)

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, 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 or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Development of the proposed project with residential uses would be less intense than previously evaluated in the Granite Park PID EIR, and would not result in any new significant effects not previously discussed. However, mitigation measures were identified in the Granite Regional Park PUD EIR project and are applicable to the proposed project, unless stated previously in this document.

**Granite Park Residential (P07-090)
Addendum to a Certified Environmental Impact Report**

PROJECT INFORMATION

File Number/Project Name: Granite Park Residential (P07-090)

Project Location: 8141 Cucamonga Ave., Sacramento, north of Cucamonga Avenue and immediately east of the Regional Transit Light Rail Station, approximately 500 feet east of Power Inn Road.

APN: 079-0430-010 and 079-0430-011

Existing Plan Designations and Zoning: The General Plan designation is Regional Commercial and Offices; the PUD Schematic Plan designation is office use; and is in the Office Building-Solid Waste Restricted –Planned Unit Development (OB-SWR-PUD).

Other Project Studies/Reports/References:

All documents are available at the City of Sacramento, Development Services Department, Environmental Planning Services Division 300 Richards Blvd., 3rd floor, Sacramento CA 95811

- City of Sacramento General Plan
- City of Sacramento Zoning Ordinance
- Granite Regional Park Planned Unit Development Guidelines
- Granite Regional Park Planned Unit Development Draft EIR and Final EIR

Project Background:

The proposed project site was previously approved for then construction and operation of office building uses, as a portion of the Granite Regional Park Planned Unit Development. The Granite Park Environmental Impact Report was certified by City Council on August 6, 1998. The project site consists of Parcels 10 and 11 of the Master Parcel Map for the Granite Regional Park PUD.

Project Purpose:

The purpose of the proposed project is to modify the Granite Regional Park PUD to allow 119 single-family residential units on approximately 13 acres, in order to create a true mixed-use project within the PUD. The project would result in transit-oriented residential uses.

Project Components:

- A. **General Plan Amendment** to change the parcels land use designation from Regional Commercial and Offices to Residential 4-15 dwelling units per net acre;
- B. **PUD Schematic Plan Amendment** to change the parcels land use designation from Office to Residential use;
- C. **PUD Guidelines Amendment** to allow residential uses;
- D. **Rezone** from Office Building-Solid Waste Restricted-Planned Unit Development to Single-family Alternative-Solid Waste Restricted-Planned Unit Development;
- E. **Tentative Map** to subdivide an approximately 13 acre site into 119 single-family lots and additional parcels for public use;
- F. **Special Permit** to develop alternative style single-family homes in the Single-family Alternative zone.

Environmental Effects:

The purpose of this Addendum is to provide a factual basis for determining whether the proposed project would have a significant effect on the environment beyond what has already been evaluated under CEQA. This Addendum also identifies which mitigation measures from the Granite Regional Park PUD Environmental Impact Report and Mitigation Monitoring Plan are applicable to the proposed project. Applicable mitigation measures are as follows: 6.1-1 through 6.1-32; 6.4-1; 6.4-2; 6.4-4; 6.5-3; 6.5-4; 6.5-6; 6.5-7; 6.6-1; 6.7-1; 6.7-2; 6.8-2; 6.8-3; 6.9-3; 6.9-4; and 6.9-5. The Granite Regional Park PUD Mitigated Negative Declaration evaluated the entitlements for the development plan of the Granite Regional Park PUD, within which the proposed project site is located. Although changes to the previously approved land uses of two parcels within the PUD are requested, the modifications of the previous entitlements are within the scope and analysis of the prior project and would not create significant impacts over and above those previously evaluated and identified in the Granite Regional Park PUD Environmental Impact Report (P96-009). Mitigation was adopted to reduce the impacts due to construction and operation of the PUD to include: increased traffic, increased air emissions, increased noise, increased runoff, increased exposure to flooding, increased safety hazards, and increased demand for water/sewer/drainage facilities. These mitigation measures would reduce the associated significant impacts of the proposed project to less-than-significant levels. The significant and unavoidable impacts related to increased project and cumulative traffic, cumulative air emissions, increased flood risk, and cumulative impacts to biological resources associated with the development of the PUD were overridden by the City Council. The proposed project would not result in a substantial increase in the severity of these previously identified significant and unavoidable effects.

The following items are included as attachments to this addendum:

- Attachment A:** Project Site Plan
- Attachment B:** Vicinity Map
- Attachment C:** Granite Regional Park PUD EIR

Exhibit B - Site Plan

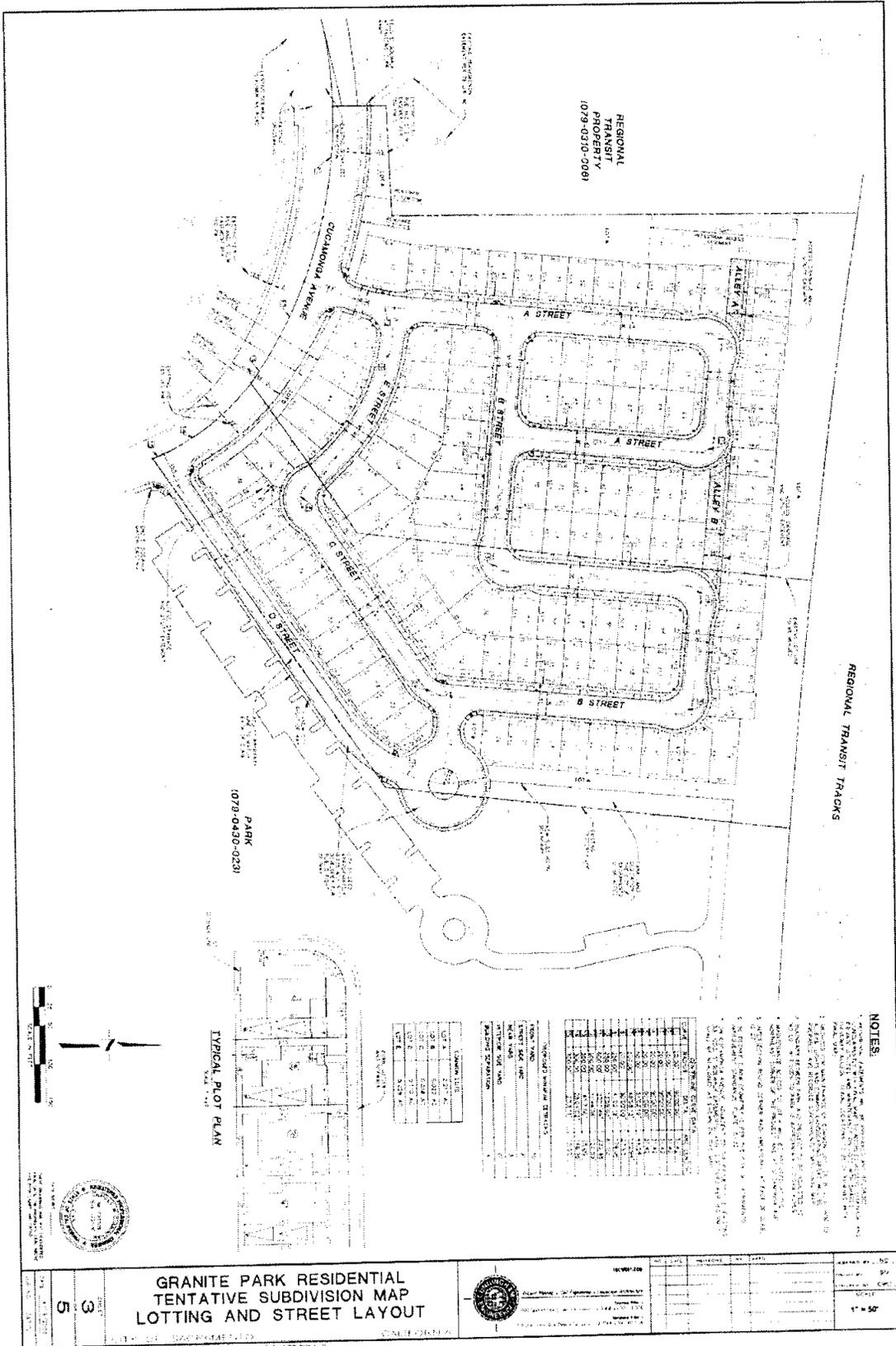


Exhibit C - Vicinity Map

