

ATTACHMENT B



May 13, 2014

Scott Johnson
City of Sacramento
Community Development Dept.
Environmental Planning Services
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

**Subject: Project Revisions to the Creamery Residential Project
Sacramento, California**

Dear Scott:

The City circulated an Initial Study/Mitigated Negative Declaration (IS/MND) for public review on January 14, 2014 for the proposed Creamery Residential Project. On March 6, 2014 the City of Sacramento Planning Commission considered the project for approval. At that meeting, the project applicants were directed to consider certain changes to the project design to better reflect the comments of the Planning Commission. As a result, the project applicant has submitted revised plans to address these comments. The applicant's revised site plan and summary of project changes are included as Attachment A. Physical changes that would occur from that previously proposed include:

- 117 Single-family, two- and three-story detached homes (98 single-family, two-story detached homes were previously proposed;
- Minor revisions to the lot layouts and internal private vehicular drive lanes while maintaining the original vehicular connections to the public streets
- A new "C-Street Paseo" connecting to 10th and 11th streets which maintains the connectivity intent of the original City block grid system
- Addition of a north – south paseo extending through the project from E street to the northern project boundary
- New vehicular connection to 10th street at the northern portion of the project site.
- A better aligned east – west drive lane in the southern block to match the existing alley across 11th street.

Ascent has been asked to review the proposed changes and determine whether these changes would alter (or not) the conclusions of the Draft IS/MND that has been prepared and circulated for the project. Consistent with the requirements of CEQA Section 15073.5, a lead agency is required to recirculate an IS/MND when the document must be "substantially revised" after public notice of its availability. A "substantial revision" is defined as a new, avoidable significant effect is identified and mitigation measures or project revisions must be added to reduce the effect, or the lead agency determines that the proposed

mitigation measures recommended in the document would not reduce the significant effect and new measures must be recommended.

The CEQA Guidelines further state that recirculation is not required if new project revisions are added in response to comments received and no new significant effects are identified; mitigation measures are replaced with equal or more effective measures; new measures or conditions of approval are added after circulation of the document but these measures do not result in significant effects; or new information is added that merely clarifies, amplifies, or makes insignificant modifications to the project.

To date, the Lead Agency (City of Sacramento) has not determined that any of the recommended mitigation measures would be inadequate. Therefore, the focus of Ascent's review will be to determine whether the project changes would result in any new, avoidable significant effects where new mitigation would be added to the project.

The following describes how the applicant's proposed changes to the project would (would not) result in changes to the analysis provided in the Draft IS/MND for the Creamery Residential project.

Land Use, Population and Housing, Agricultural Resources and Energy

The applicant's proposed changes would not alter the conclusions of the IS/MND because no changes to zoning or land use designations are proposed and the site footprint would be the same as that evaluated in the IS/MND. The population of the site would change slightly and would increase the population by 52 persons for a total of 316 persons. This population level continues to be consistent with the type and intensity of use analysis in the City's 2030 General Plan and Master EIR (MEIR). No changes to the conclusions of the IS/MND would occur.

No agricultural uses are located onsite therefore no impacts would occur. No changes to the conclusions of the IS/MND would occur.

With regards to energy, the project (as newly designed) would continue to be subject to the energy conservation measures Titles 20 and 24 of the California Code of Regulation. No changes to the conclusions of the IS/MND would occur.

Aesthetics, Light, and Glare

The proposed changes would result in the construction of 117, 3-story units where previously 98, 2-story units were proposed. The construction of 3-story units would not substantially degrade views of the site as the design of these units are consistent with other 3-story developments in the area and they would be sited near industrial uses and would serve as a visual transition from the surrounding industrial development to the residential character of nearby neighborhoods. Further, the design of the proposed units would be consistent with the City's design standards. No changes to the conclusions of the IS/MND would occur.

Air Quality

The proposed changes would result in the construction of 19 additional units compared to what was evaluated in the IS/MND. No changes to the construction timing, intensity, equipment, or methods are proposed. While the number of units would increase, this change would not substantially alter the construction or operational air quality or greenhouse gas emissions generated by the project such that a new significant impact would occur. The project would continue to implement all recommended mitigation measures to reduce construction-related emissions to a less-than-significant level. Further the project would continue be consistent with the City's Climate Action Plan. No changes to the conclusions of the IS/MND would occur.

Biological Resources

The proposed changes would not alter the development footprint such that new impacts to biological resources would occur. The same area would continue to be developed. The project would continue to implement all recommended mitigation measures to reduce biological resources impacts to a less-than-significant level. No changes to the conclusions of the IS/MND would occur.

Cultural Resources

The proposed changes would not alter the development footprint such that new impacts to cultural resources would occur. The same area would continue to be developed. The project would continue to implement all recommended mitigation measures to reduce cultural resources impacts to a less-than-significant level. No changes to the conclusions of the IS/MND would occur.

Geology and Soils

The proposed changes would not alter the development footprint or construction techniques such that new geology and soils impacts would occur. The project would be required to comply with relevant building codes that would protect onsite structures from geologic impacts. No changes to the conclusions of the IS/MND would occur.

Hazards

The proposed changes would not alter the development footprint such that new hazard impacts would occur. No new hazardous design features are proposed. The project would continue to implement all recommended mitigation measures to reduce hazard impacts to a less-than-significant level. No changes to the conclusions of the IS/MND would occur.

Hydrology and Water Quality

The proposed changes would not alter the development footprint of the project site or the total area of impervious surfaces. Further, no changes to the proposed drainage would occur. The project would continue to comply with the requirements of the City's Stormwater Quality Improvement Plan. Therefore, no changes to the conclusions of the IS/MND would occur.

Noise

The proposed changes would not alter the type of land uses (i.e., residential) on the project site. The changes would, however, result in 3-story units instead of 2-story units and 19 additional units would be provided onsite. J.C. Brennan and Associates reviewed the proposed changes to the site plan to determine whether any new significant noise impacts would result. Based on their review, they indicated that no changes to the noise analysis or recommended mitigation would be required (Attachment B). The project would continue to implement all recommended mitigation measures to reduce noise impacts to a less-than-significant level. No changes to the conclusions of the IS/MND would occur.

Public Services

The proposed changes would result in 19 additional units on the project site for a total of 117 residential units. This increase would still be within the development densities assumed in the City's 2030 General Plan and, therefore, the project would not result in increased demand for fire protection, police protection, or school facilities beyond that which was analyzed in the City's General Plan MEIR. Therefore, no changes to the conclusions of the IS/MND would occur.

Recreation

The proposed changes would result in 19 additional units on the project site for a total of 117 residential units. The population of the site would change slightly and would increase the population by 52 persons for a total of 316 persons onsite. At this population, a minimum of 0.8 acres of recreational and park facilities would be needed to serve the new residences (based on the City's ratio of 2.5 acres per 1,000 population). The proposed project would provide 0.85 acre of landscaped and open space areas on the site. Further, Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant will pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. Therefore, the project would meet the City's park dedication or in-lieu fee payment requirements and no changes to the conclusions of the IS/MND would occur.

Transportation and Circulation

The proposed project would result in 19 additional units on the project site for a total of 117 residential units. The total units is within and below the assumptions used for the traffic analysis in the IS/MND (i.e., 272 units and 101,200 square feet of retail). Construction activities including scheduling, phasing, and duration would be unchanged. Because the proposed changes fall within the analysis assumptions used in the traffic analysis, no changes to the conclusion of the IS/MND would occur. The project would continue to implement all recommended mitigation measures to reduce traffic impacts to a less-than-significant level.

Utilities and Service Systems

The proposed increase of 19 units would result in slight increases to water, wastewater, solid waste, and electricity and natural gas demands at the site. Based on a population of 316 persons, water demands would increase to 80,896 gallons of per day (gpd) compared to 67,584 gpd evaluated in the IS/MND. These water demands are within the assumptions used for the City's 2012 Urban Water Management Plan; therefore, adequate water supplies would be available for the project.

With regard to wastewater, the proposed changes would increase wastewater demands from 39,200 gpd to 46,800 gpd. This flow was accounted for in the City's 2030 General Plan and MEIR. Therefore, adequate wastewater treatment and conveyance capacity would be available.

With regard to stormwater, the area of impervious surfaces on the site would not substantially change such that substantial increases in stormwater would occur from that evaluated in the IS/MND. Therefore, no changes to the conclusions of the IS/MND would occur.

With regard to solid waste, the proposed changes would increase solid waste generated at the site from 107.8 tons per year (tpy) to 128.7 tpy. This rate of solid waste generation was accounted for in the City's 2030 General Plan and MEIR. Therefore, adequate solid waste handling and disposal would be available.

With regard to electricity and natural gas, the addition of 19 units would not substantially increase electricity and natural gas demands such that utility providers would not be able to serve the project. Therefore, no changes to the conclusions of the IS/MND would occur.

Conclusion

As described above, the proposed changes would not result in any new significant environmental impacts nor would it cause any changes to the conclusions of the IS/MND. Further, no new mitigation would be required and the project applicant would continue to implement mitigation recommended in the IS/MND. Therefore, based on a review of available information, Ascent has determined that the proposed changes to

the Creamery Residential Project would not result in the need to recirculate the IS/MND and no further environmental review would be required.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Amanda K. Olekszul". The signature is stylized with a large, looped initial "A" and a long horizontal stroke extending to the right.

Amanda K. Olekszul
Principal



April 2, 2014

Mr. Jeb Elmore
Lewis Operating Corp.
9216 Kiefer Boulevard
Sacramento, CA 95826

Dear Mr. Elmore:

At your request, j.c. brennan & associates, Inc. has reviewed the revised site plan for the Crystal Creamery residential development which was sent to me from Phil Rodriguez on March 28, 2014. It is my understanding that the revised site plan is based upon comments received from the City of Sacramento Planning Commission, during the Planning Commission meeting on March 6, 2014.

The main changes include a new architectural style and changes to the type of housing, which included more 3-story units. One of the primary changes includes all 3-story units on the north side of the site, which is adjacent to the Burnett and Sons mill works.

Based upon my review of the our noise analysis which we prepared for the site, it is my conclusion that the noise assessment does not require any modifications to the analysis or the mitigation measures.

If you have questions, please contact me at 530-823-0960.

Respectfully submitted,

j.c. brennan & associates, Inc.



Jim Brennan
President

member: Institute of Noise Control Engineering
file: 2013-147 Site Plan Review - April 2014