



ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT

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

Project Name and Number: Delta Shores MDR-5 and MDR-8 Project (P20-024)

Original Project: Delta Shores Project Environmental Impact Report (P06-197)

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the attached EIR. A Subsequent EIR is not required pursuant to the California Environmental Quality Act (CEQA) of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted 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.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

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

By: _____ For Tom Buford

Date: April 15, 2021

Delta Shores MDR-5 and MDR-8 Project (P20-024)
Addendum to the Delta Shores Project (P06-197) Environmental Impact Report

File Number/Project Name: Delta Shores MDR-5 and MDR-8 Project (P20-024)

Project Location: The Delta Shores MDR-5 and MDR-8 Project (proposed project) is located on an approximately 119.7-acre site¹ north of Delta Shores Circle and south of Cosumnes River Boulevard in the City of Sacramento (City), California (see Figure 1 and Figure 2). The project site is identified by Assessor's Parcel Number (APN) 053-0180-030. The site is undeveloped and sits within the Delta Shores Master Plan.

Existing Plan Designations and Zoning: The City's 2035 General Plan land use designations for the project site include Parks and Recreation (PR), Traditional Neighborhood High Density (TNHD), Traditional Neighborhood Medium Density (TNMD), and Traditional Center (TC). The project site is zoned Single-Unit or Duplex (R-1A-PUD), Multi-Unit Dwelling (R-3-PUD), and Residential Mixed Use (RMX-PUD).

Project Description: The proposed project is located on an approximately 119.7-acre parcel and would include the subdivision of three large lots within the parcel, MDR-5, MDR-8, and MDR-9, which total approximately 21.15 net acres. As part of the proposed project, MDR-8 would absorb MDR-9, and together, the two large lots would be classified as MDR-8, with the MDR-9 classification removed. Following subdivision, MDR-5 would consist of 87 lots on 10.23 net acres. MDR-8 would consist of 136 lots on 11.92 net acres. Primary access to both subdivisions would be via two new roadways, Street E and Street F. Street E would connect to Delta Shores Circle to the east and west. Street F would connect to Cosumnes River Boulevard to the north and run between MDR-5 and MDR-8. The proposed project would require approval of the following entitlements:

- General Plan Amendment;
- Rezone;
- Planned Unit Development Schematic Map Amendment;
- Small Lot Tentative Subdivision Map; and
- Minor Large Lot Tentative Map Revision.

The proposed project is located within the larger planning area known as the Delta Shores Master Plan. The Delta Shores Project EIR (SCH No. 2007042070) was certified by the City Council on January 13, 2009 (Resolution No. 2009-030). As part of the same meeting, the City Council approved a revision to the Delta Shores Planned Unit Development (PUD) Guidelines (Resolution No. 2009-034). The Draft EIR, Final EIR, and City Council Resolution can be viewed through the City's website at <https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

Due to the current emergency, the documents are not available for review in printed form. If you need assistance in reviewing the documents please contact Ron Bess, Associate Planner at (916) 808-8272 or Rbess@cityofsacramento.org. Further details regarding the Delta Shores Project EIR, as well as the components for the proposed project, are provided below.

¹ The project site's acreage is the gross acreage of the site, which includes private drives, public roads, and landscape lots. However, because density is calculated using net acreage, which excludes private drives, public roads, and landscape lots, the acreage of large lots MDR-5, MDR-8, and MDR-9 is stated in net acres.

Figure 1
Regional Vicinity Map

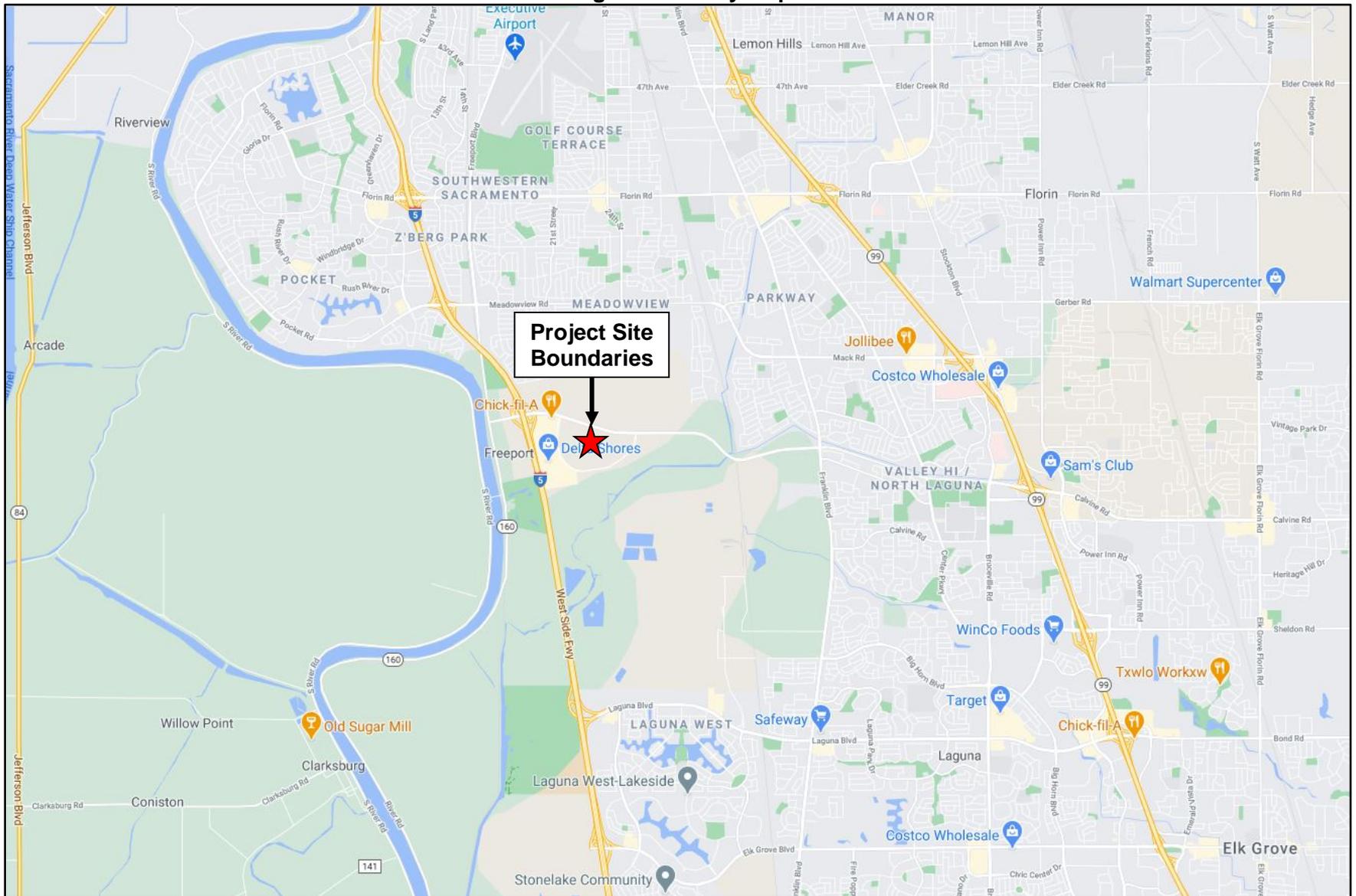


Figure 2
Project Boundaries Map



Previous CEQA Analysis/Project Background

The Delta Shores Project EIR was certified by the City Council per Resolution No. 2009-030 on January 13, 2009. As part of the same meeting, the City Council approved a revision to the Delta Shores PUD Guidelines (Resolution No. 2009-034). The Delta Shores Project EIR was prepared in conformance with the California Environmental Quality Act (CEQA) of 1970 (as amended) to evaluate the environmental impacts associated with the development and operation of the Delta Shores Master Plan. CEQA requires that a local agency prepare an EIR for any project that the local agency has proposed to approve that could have a significant impact on the environment. The purpose of an EIR is not to recommend approval or denial of a project, but to provide decision-makers, public agencies, and the general public with an objective and informational document that fully discloses the potential environmental effects of a proposed project.

The Delta Shores Project EIR analyzed a 782-acre site located in the southern portion of the City. The site is located adjacent to a developed area southeast of the Interstate 5 (I-5) Meadowview Road/Pocket Road freeway exit (see Figure 3). I-5, running in a north-south direction, bisects the Delta Shores Master Plan site, with approximately 120 acres west of I-5 (the Western Portion) and 662 acres east of I-5 (the Eastern Portion). The Western Portion of the site is bounded by Freeport Boulevard to the west and the Barley Cavanaugh Golf Course to the south. The Eastern Portion is bounded by Morrison Creek and the Sacramento Regional County Sanitation District (SRCS) Bufferlands to the south, existing residential development to the north, and undeveloped land and the U.S. Department of Labor-owned Sacramento Job Corps facility to the east.

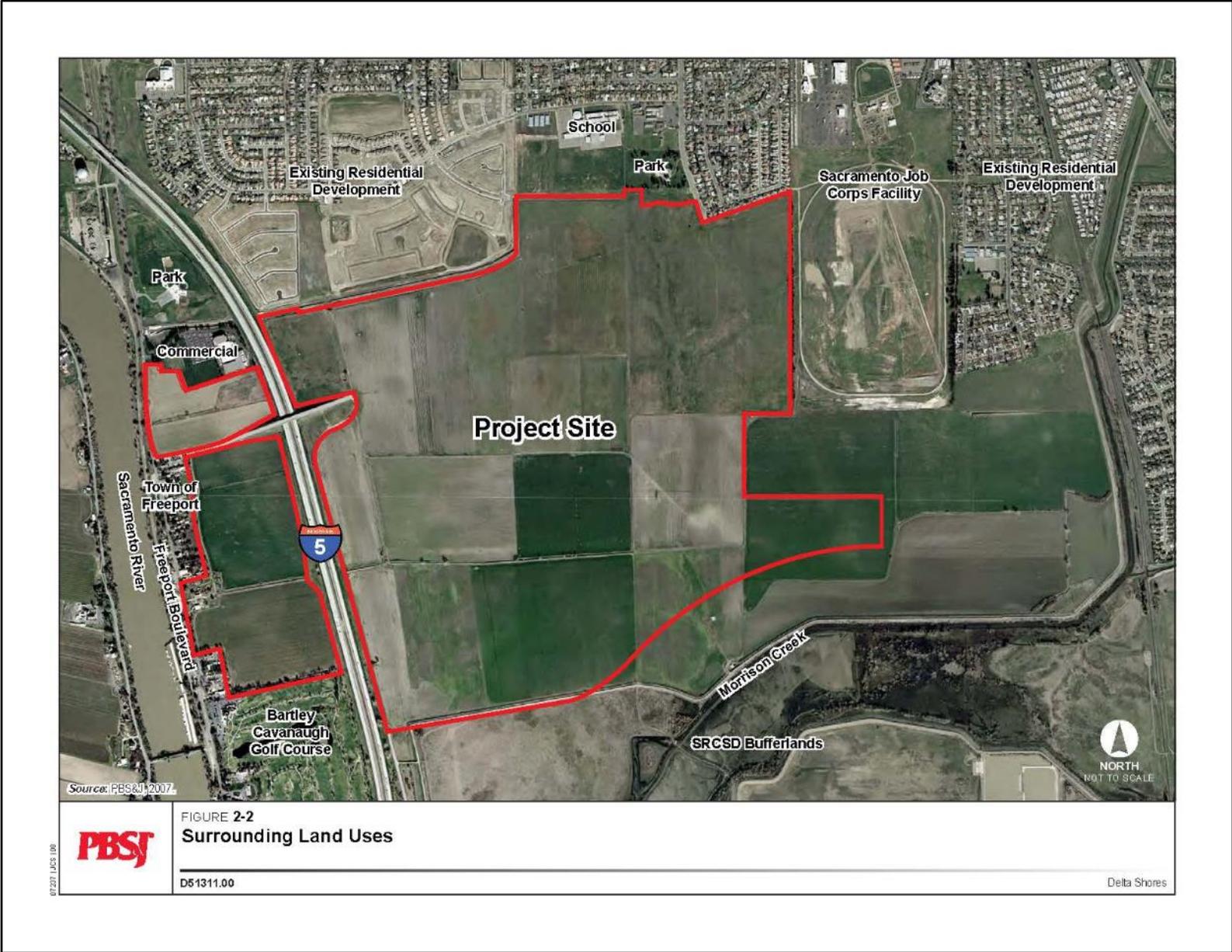
The Delta Shores Master Plan proposed development of a master planned community featuring a maximum of 5,092 residences and two mixed-use retail centers – a Regional Village Center (Village Center) and a neighborhood-serving residential mixed-use retail area (Residential/Mixed-Use area). Per the EIR, the estimated residential units translated to 13,086 residents, based on the assumption of 2.57 persons per household. The EIR assumed a total of 675 low density residential units based on a density of four to seven dwelling units per acre (du/ac). The EIR assumed a total of 2,492 medium density residential units based on a density of eight to 14 du/ac. The EIR assumed a total of 1,738 high density units based on a density of 15 to 27 du/ac. For the approximately 20 acres of the Residential/Mixed-Use area, the EIR assumed a total of 187 units based on a density of 23 to 29 du/ac. The proposed density of the approximately 384 acres designated for residential uses was 13.6 du/ac. The proposed residential density over the entire 782-acre site was 6.7 du/ac.

The Village Center was anticipated to include a maximum of approximately 1.3 million square feet (sf) of retail and commercial uses, while the Residential/Mixed-Use area was expected to include a maximum of approximately 161,600 sf with retail and incorporated office uses. The Delta Shores Master Plan additionally included open space, recreation, and pedestrian- and bicycle-friendly aspects. Regarding the residential component, the Delta Shores Master Plan included subdividing approximately 315 acres into residential lots. For the open space component, approximately 118 acres were proposed for parks, trails, open space, and wetland preserve. A total of approximately 147 acres were designated for commercial development, including the 19.9 acres of mixed-use development, and the remaining area was set aside for schools, utilities, a private community center, and roadways, including development of internal residential collector streets.

The Delta Shores Master Plan included several discretionary actions subject to approval by the City, including:

- Preparation and certification of an EIR pursuant to CEQA and associated Guidelines;
- Water Supply Assessment;
- Development Agreement;

**Figure 3
Delta Shores Project Boundaries**



**FIGURE 2-2
Surrounding Land Uses**

D61311.00

Delta Shores

Source: PBS&J. Delta Shores Draft Environmental Impact Report. September 2008

- General Plan Amendment;
- Airport/Meadowview Community Plan Amendment;
- Rezone;
- Delta Shores PUD Guidelines and Schematic Plan Amendments;
- Master Tentative Parcel Map;
- Tentative Subdivision Maps;
- Inclusionary Housing Plan; and
- Bikeways Master Plan Amendment

In addition, the Delta Shore Master Plan sought approvals for a Section 404 Wetlands Permit from the U.S. Army Corps of Engineers (USACE) and a Waste Discharge Requirement Permit and Section 401 Certification or Waiver from the Central Valley Regional Water Quality Control Board (CVRWQCB).

The Delta Shores Project EIR identified potentially significant impacts regarding agricultural resources, air quality, biological resources, cultural resources, hazards, noise, public services, and transportation and circulation. Mitigation measures were provided to reduce impacts to less-than-significant levels. The EIR identified less-than-significant impacts for which mitigation was recommended regarding agricultural resources, biological resources, and noise. Mitigation measures were provided to address the impacts. Additionally, the EIR identified significant-and-unavoidable impacts regarding air quality, noise, and traffic and circulation. In response, as part of the resolution to adopt the EIR, the City Council included a Statement of Overriding Considerations, acknowledging the City Council had carefully balanced the benefits of the Delta Shores Master Plan against the adverse impacts and residual impacts identified in the EIR, and pursuant to CEQA Guidelines Section 15093, determined the benefits of the Delta Shores Master Plan outweighed the effects of the significant and unavoidable impacts.

Following the approval of the EIR, the City Council approved an Addendum to the EIR for the Delta Shores Regional Commercial Center Project (Delta Shores shopping center) on April 3, 2015. The Delta Shores Commercial Project (P14-025, SCH No. 2007042070) is located within the Eastern Portion of the Delta Shores Master Plan, at 8270 Delta Shores Circle South. The Delta Shores shopping center required Site Plan and Design Review, a Delta Shores PUD Guidelines Amendment, and Conditional Use Permits.

Delta Shores MDR-5 and MDR-8 Project

The proposed project would include the subdivision of three large lots, MDR-5, MDR-8, and MDR-9, located within a 119.7-acre parcel in the Delta Shores Master Plan (see Figure 4). As part of the proposed project, MDR-8 would absorb MDR-9, and together, the two large lots would be classified as MDR-8, with the MDR-9 classification removed. MDR-5 spans approximately 10.23 net acres and would feature 87 lots, following subdivision, resulting in a density of 8.5 du/ac. MDR-8, following the absorption of MDR-9, would span approximately 11.92 net acres and include 136 lots, following subdivision (see Figure 5 and Figure 6). The proposed subdivision of MDR-8, combined with the subdivision of MDR-9, would result in a density of 11.41 du/ac. MDR-5, MDR-8, and MDR-9 are located directly south of Cosumnes River Boulevard. Delta Shores Circle South borders the 119.7-acre parcel to the west, south, and east. Street F, a future interior roadway within the 119.7-acre parcel, would run between the two subdivisions and provide an access point to each subdivision. Street E, another future interior roadway would intersect with Delta Shores Circle South on the project site's western perimeter and provide access to MDR-5 and MDR-8. A bike path would be provided to the northeast of large lot HDR-10 and southwest of the existing detention basin.

The proposed project would require approval of the following entitlements:

- General Plan Amendment (GPA);
- Rezone;

Figure 4
Minor Large Lot Tentative Subdivision Map

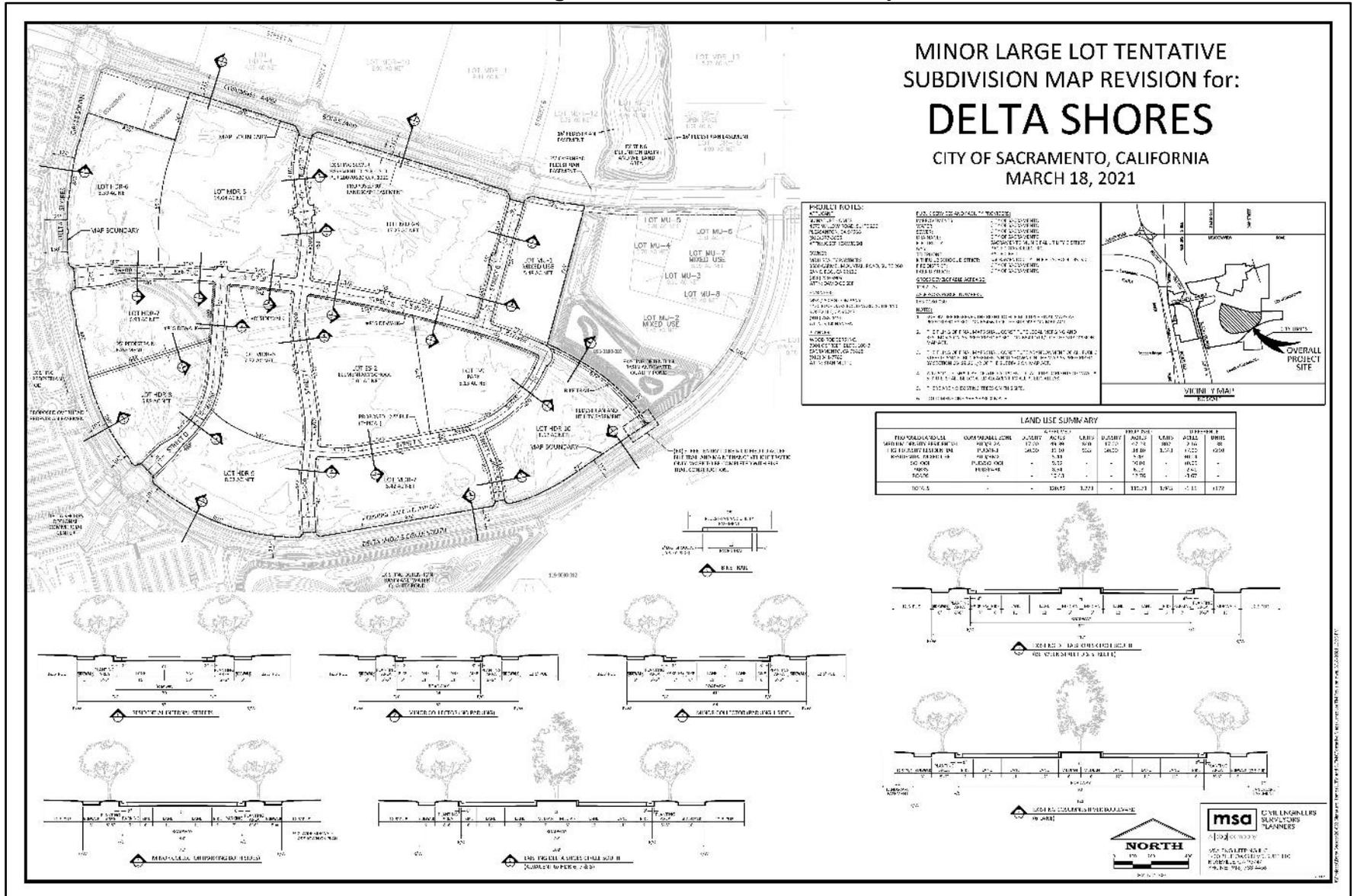


Figure 5
Tentative Subdivision Map for MDR-5

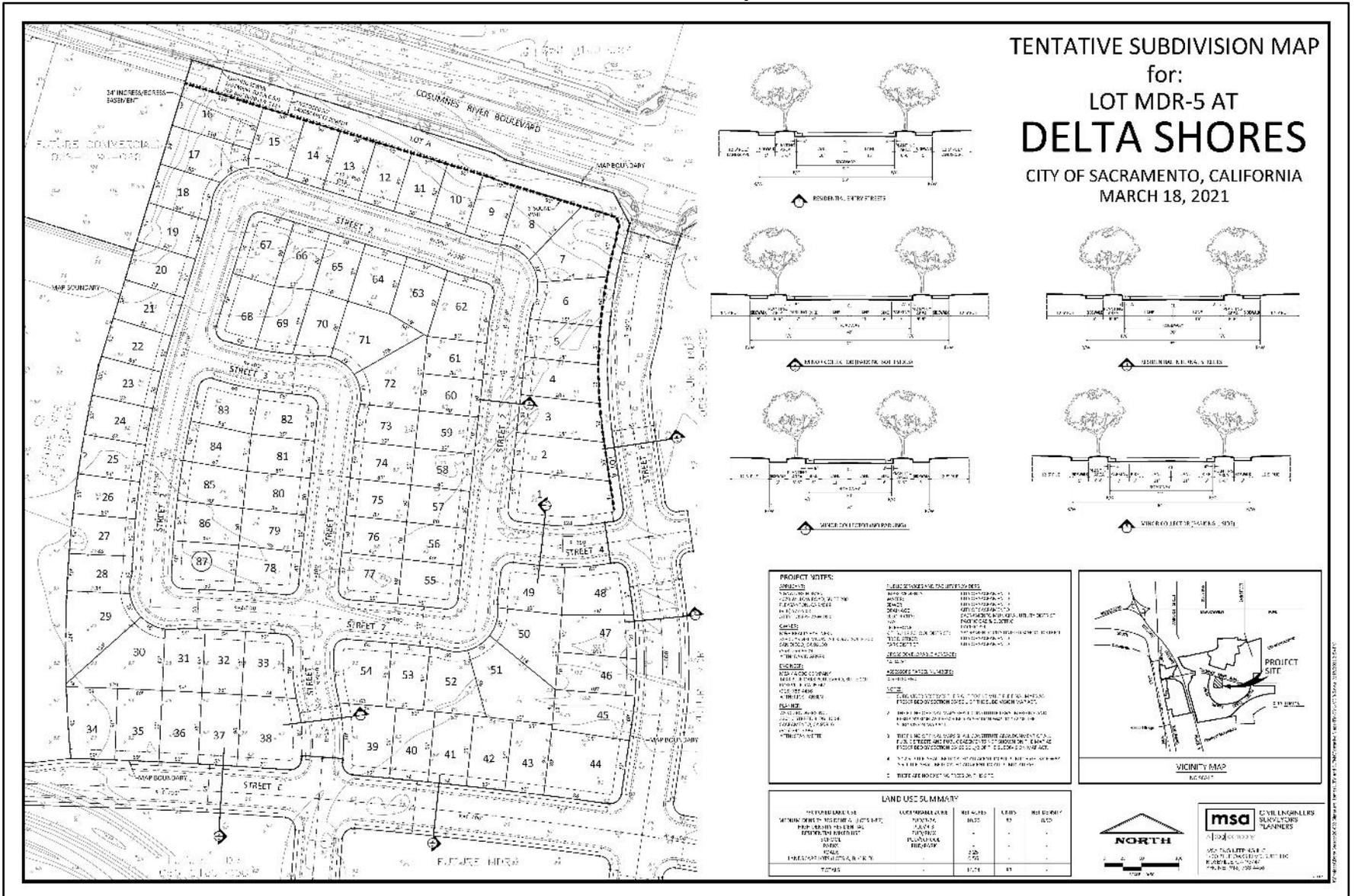
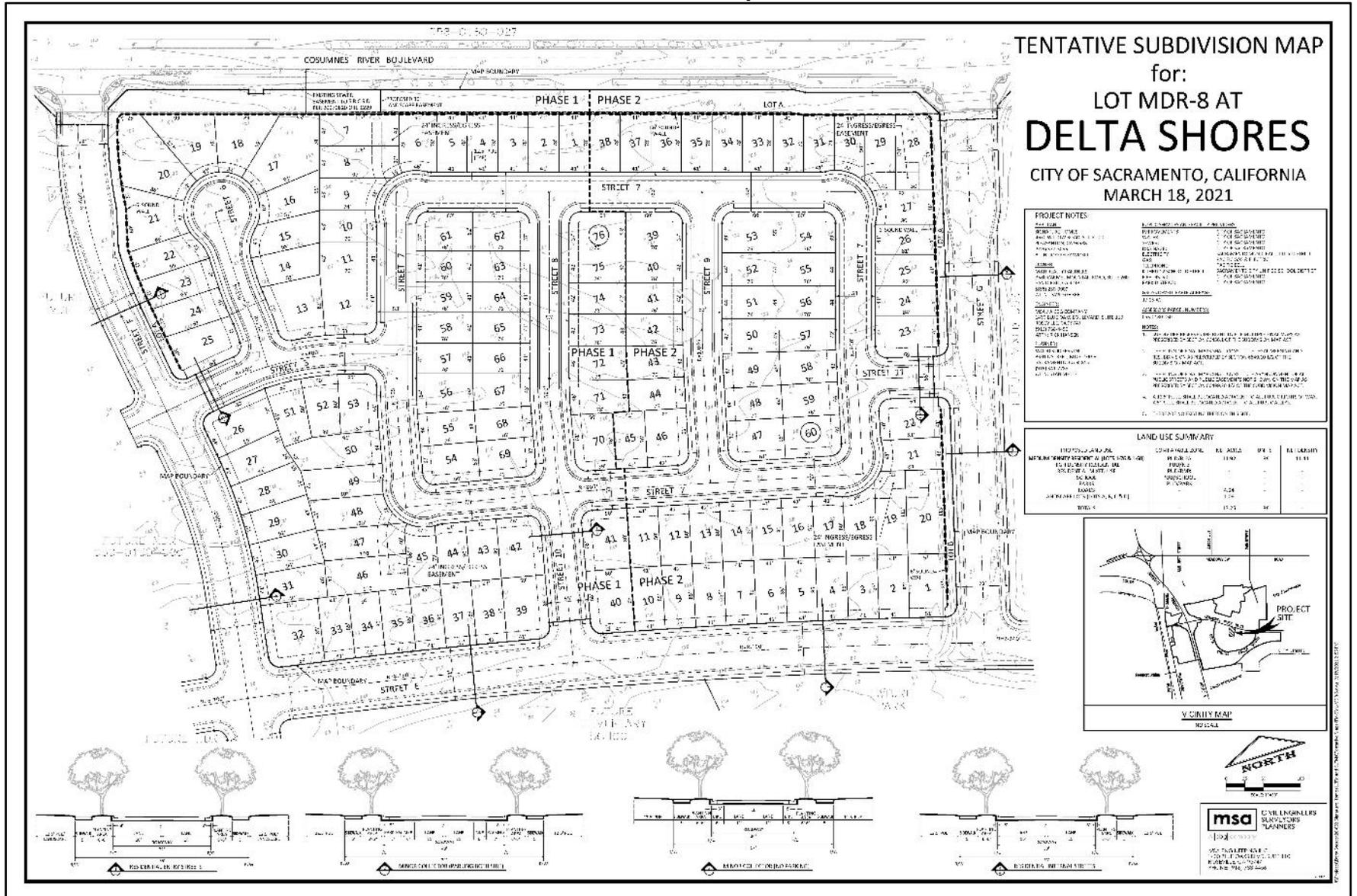


Figure 6
Tentative Subdivision Map for MDR-8



- PUD Schematic Map Amendment;
- Small Lot Tentative Subdivision Map; and
- Minor Large Lot Tentative Map Revisions.

The GPA would affect the General Plan land use designations throughout the 119.7-acre parcel, as would the Rezone (see Figure 7 and Figure 8). However, it should be noted that while acreage of the existing land use and zoning designations within the project site would be slightly altered, the GPA and Rezone would not introduce new land use and zoning designations to the site. Table 1 shows the acreage for the existing and proposed General Plan land use and zoning designations within the project site. Similarly, the PUD Schematic Map Amendment (see Figure 9) would only alter the acreage of land uses within the project site and would not introduce new land uses.

Table 1			
Delta Shores MDR-5 and MDR-8 Land Use and Zoning Acreage (Acres)			
Designation	Existing	Proposed	Difference
<i>Land Use</i>			
PR	10.7	7.2	-3.5
TNMD	68	64.8	-3.2
TNHD	34.1	41.4	7.3
TC	6.9	6.3	-0.6
Total	119.7	119.7	0.0
<i>Zoning</i>			
R-1A (PUD)	78.7	72	-6.7
R-3 (PUD)	34.1	41.4	7.3
RMX (PUD)	6.9	6.3	-0.6
Total	119.7	119.7	0.0
<i>Source: Wood Rodgers, Inc. General Plan Amendment, Delta Shores. February 12, 2021.</i>			
<i>Wood Rodgers, Inc. Zoning Amendment Exhibit, Delta Shores. February 12, 2021.</i>			

CEQA Analysis Approach

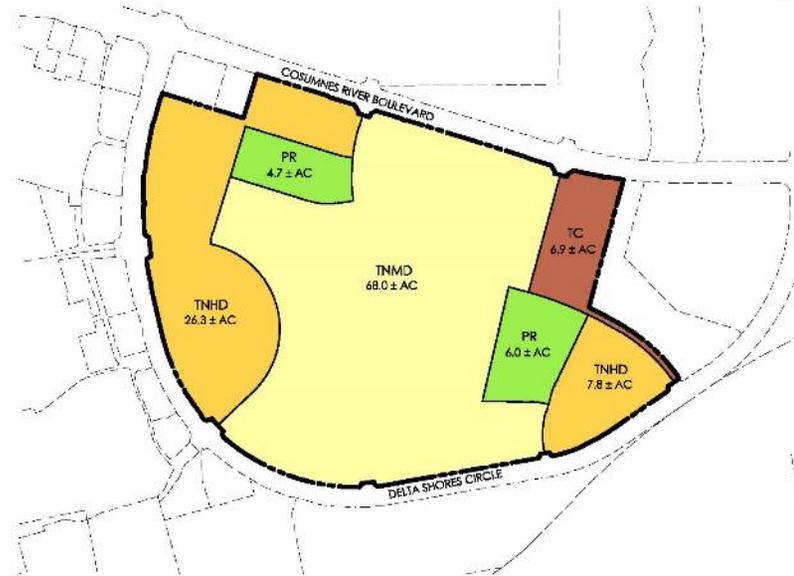
In the case of a project proposal requiring discretionary approval by the City for which the City has adopted an EIR for the overall project, as here, the City must determine whether a subsequent EIR is required. The CEQA Guidelines provide guidance in this process by requiring an examination of whether, since the adoption of the EIR and approval of the project, changes in the project or conditions have been made to such an extent that the proposal may result in substantial changes in physical conditions that are considered significant under CEQA. If so, the City would be required to prepare a subsequent EIR. The examination of impacts is the first step taken by the City in reviewing the CEQA approach for the project.

The following review proceeds with the requirements of CEQA Guidelines Section 15162 in mind. Section 15162 is discussed in detail below. The following discussion concludes that the conditions set forth in Section 15162 were not present, and that an addendum would be prepared for the project pursuant to CEQA Guidelines Section 15164.

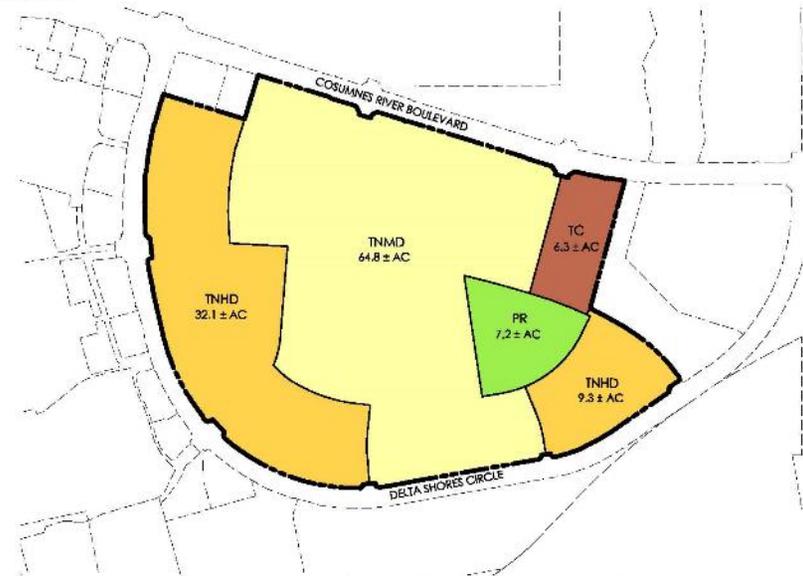
The discussion in this Addendum confirms that the project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that the project is “exempt” from CEQA review, which is not the case. Rather, the determination here is that the project’s impacts have been considered in a previous CEQA document (i.e., the Delta Shores Project EIR) that was reviewed and adopted by the City Council and deemed a sufficient and adequate analysis of the environmental impacts of the project. An addendum is the appropriate environmental document.

Figure 7
General Plan Amendment Exhibit

GENERAL PLAN AMENDMENT
DELTA SHORES
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 12, 2021



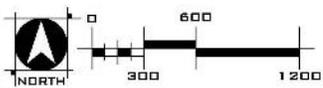
EXISTING GENERAL PLAN DESIGNATIONS



PROPOSED GENERAL PLAN DESIGNATIONS

GENERAL PLAN SUMMARY TABLE

GENERAL PLAN DESIGNATION	LAND USE	EXISTING AC	PROPOSED AC	DIFFERENCE AC
TNMD	TRADITIONAL NEIGHBORHOOD MEDIUM DENSITY (8-21 DU/AC)	68.0 AC	64.8 AC	-3.2
TNHD	TRADITIONAL NEIGHBORHOOD HIGH DENSITY (18-36 DU/AC)	34.1 AC	41.4 AC	7.3
TC	TRADITIONAL CENTER (15-36 DU/AC; FAR 0.3-2.0)	6.9 AC	6.3 AC	0.0
PR	PARKS AND RECREATION	10.7 AC	7.2 AC	-3.5
TOTAL		119.7 AC	119.7 AC	0.0



WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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 Tel 916.341.7760 Fax 916.341.7767

WOOD ROGERS AND ASSOCIATES, INC. 20210210 10:00 AM

**Figure 8
Rezone Exhibit**

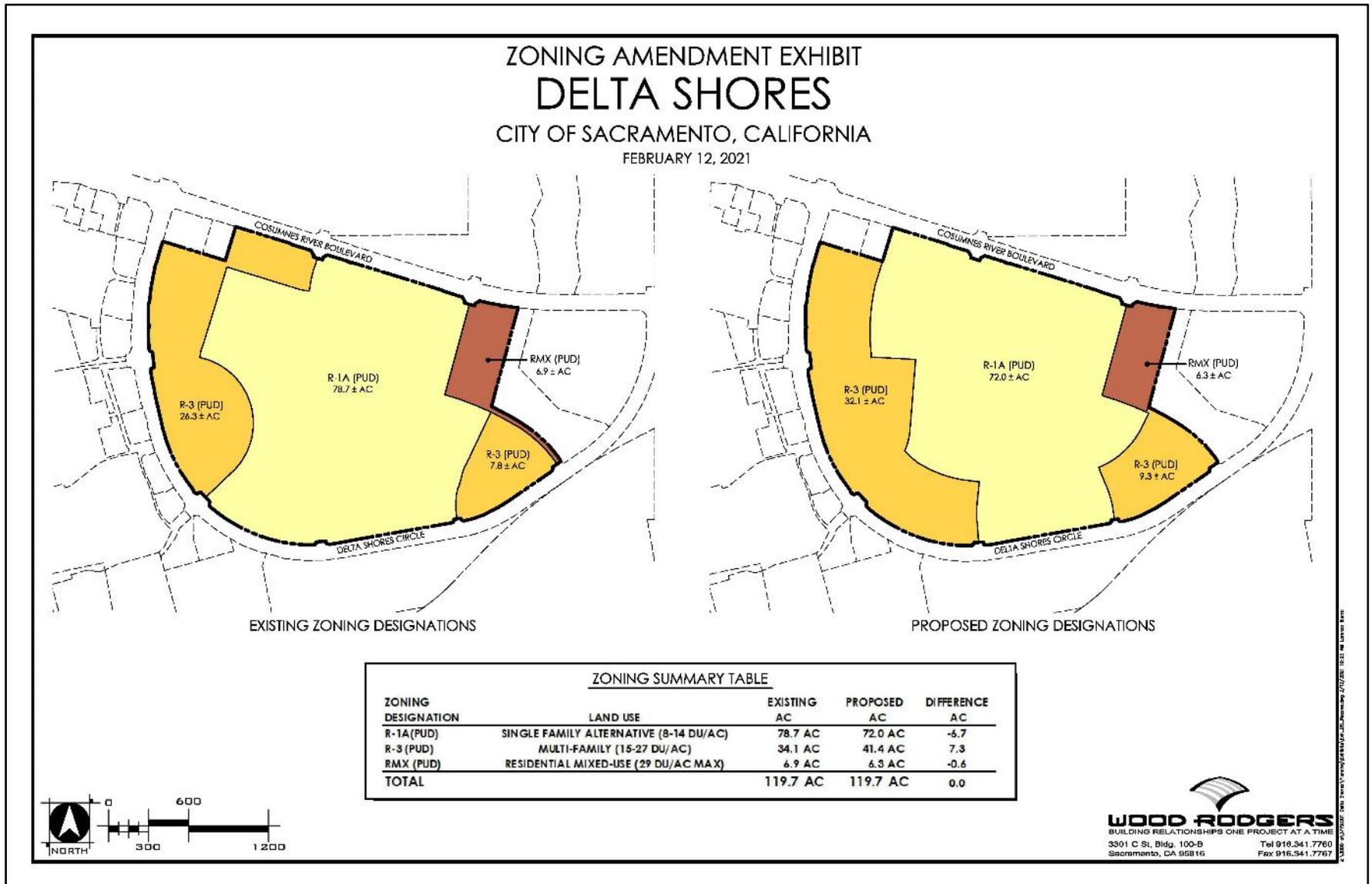
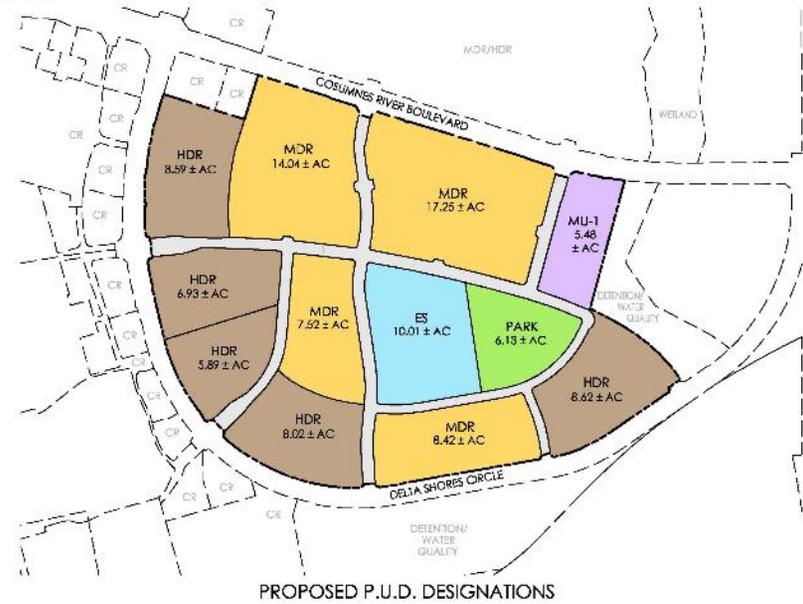
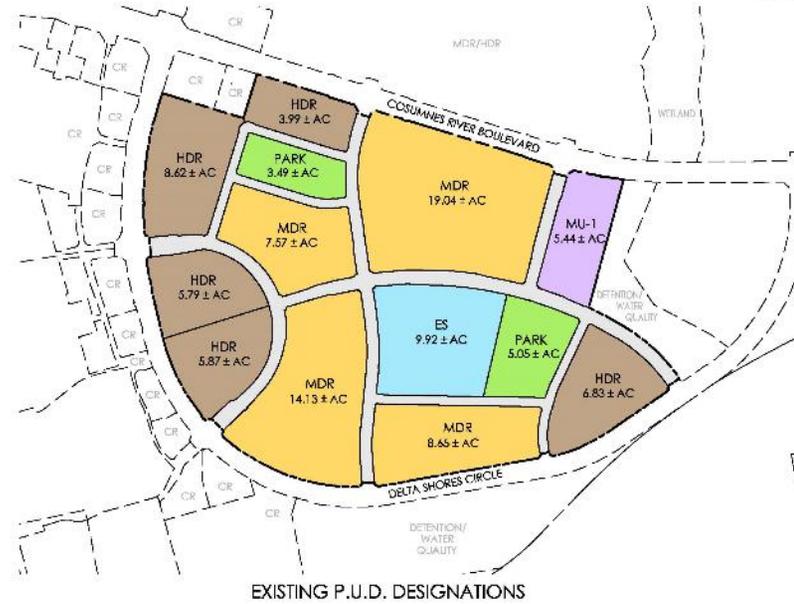
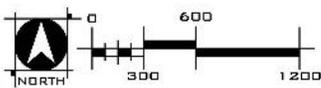


Figure 9
Planned Unit Development Amendment Exhibit

PLANNED UNIT DEVELOPMENT AMENDMENT
DELTA SHORES
CITY OF SACRAMENTO, CALIFORNIA
MARCH 26, 2021



P.U.D. SUMMARY TABLE				
P.U.D. DESIGNATION	LAND USE	EXISTING AC	PROPOSED AC	DIFFERENCE AC
MDR	MEDIUM DENSITY RESIDENTIAL (8-14 DU/AC)	49.39 AC	47.23 AC	-2.16
HDR	HIGH DENSITY RESIDENTIAL (15-27 DU/AC)	31.10 AC	38.10 AC	7.00
MU	MIXED USE (23-29 DU/AC)	5.44 AC	5.48 AC	0.04
PARK	PARKS	8.54 AC	4.13 AC	-2.41
ES	SCHOOL RESERVATION SITE	9.92 AC	10.01 AC	0.09
RW	RIGHT-OF-WAY	16.48 AC	12.76 AC	-3.67
TOTAL		120.82 AC	119.71 AC	-1.11




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Purpose of the Addendum

An Addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in Section 15162(a) as they relate to the project:

1. **Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**
2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or**
3. **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 or the negative declaration was adopted, shows any of the following:**
 - a) **The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
 - b) **Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];**
 - 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 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.**

Section 15162 provides that the lead agency's role in project approval is completed upon certification of the EIR or Negative Declaration and approval of the project, unless further discretionary action is required. The approvals requested as part of the project are considered discretionary actions, and CEQA review, is therefore required.

Discussion

The following sections provide discussions of potential impacts associated with the proposed project beyond those previously identified and addressed in the Delta Shores Project EIR. The sections analyze the proposed project's potential to result in new significant impacts or substantially more severe impacts related to air quality, greenhouse gas emissions, biological resources, and cultural and tribal cultural resources, due to new information regarding the project site since the approval of the EIR.

Air Quality

The Delta Shores Project EIR addressed potential impacts to air quality in Chapter 5.3. Under Impacts 5.3-1 and 5.3-2, the EIR concluded that project construction would exceed the applicable thresholds of significance for NO_x and PM₁₀. Impact 5.3-3, which analyzed project operations on criteria pollutant emissions, concluded that a significant and unavoidable impact would result. Impacts related to toxic air contaminants and exposure to odors were considered less than significant.

As noted throughout this Addendum, the proposed project would not involve more intense development nor new land uses. As such, construction and operations of the proposed project would be anticipated to result in similar emissions as compared to what was analyzed in the Delta Shores Project EIR. Furthermore, updated State regulations would ensure that construction equipment engines are higher tiers than what was analyzed in the previous EIR and, thus, construction-related NO_x emissions would likely be lower under the proposed project.

In conclusion, because the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to air quality beyond what was previously analyzed in the Delta Shores Project EIR, through compliance with State regulations and the following Delta Shores Project EIR mitigation measures, the proposed project would result in a less-than-significant impact.

The following mitigation measures contained within the EIR would still apply to the proposed project: Mitigation Measures 5.3-1(a) through (e), 5.3-2(a) through (m), and 5.3-3(a) and (b). Mitigation Measures 5.3-3(a) and (b) have already been completed.

Greenhouse Gas Emissions and Energy

The Delta Shores Project EIR addressed potential impacts to greenhouse gas (GHG) emissions in Chapter 5.10. The EIR discussion regarding GHGs does not present a significance conclusion because, at the time of preparation of the EIR, no state or regional regulatory agency had adopted any agreed upon threshold of significance for GHG emissions. Nonetheless, the Delta Shores Project EIR includes a qualitative discussion which concludes that the project would result in an overall reduction in GHG emissions due to the project's proposed mix of land uses and proximity to public transit infrastructure.

Since the time the Delta Shores Master Plan was approved, the City has taken numerous actions towards promoting sustainability within the City, including efforts aimed at reducing GHG emissions. On February 14, 2012, the City adopted the City of Sacramento Climate Action Plan (CAP), which identified how the City and the broader community could reduce Sacramento's GHG emissions and included reduction targets, strategies, and specific actions.

In 2015, the City adopted the 2035 General Plan Update. The update incorporated measures and actions from the CAP into Appendix B, General Plan CAP Policies and Programs, of the General Plan Update. Appendix B includes all City-wide policies and programs that are supportive of reducing GHG emissions. The General Plan CAP Policies and Programs per the General Plan Update supersede the City's CAP. Rather than compliance and consistency with the CAP, all projects, including the proposed project, must now be compliant and consistent with the General Plan CAP Policies and Programs outlined in Appendix B of the General Plan Update.

In addition to the City's General Plan CAP Policies and Programs outlined in Appendix B of the General Plan Update, a number of regulations have been updated since the Delta Shore Project EIR was approved for the purpose of, or with an underlying goal for, reducing GHG emissions and improving energy efficiency, such as the California Green Building Standards Code (CALGreen Code) and the

California Building Energy Efficiency Standards Code. According to the California Energy Commission, the 2019 Building Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations) are anticipated to result in 53 percent less energy consumption for residential buildings relative to the 2016 energy standards, as a result of the 2019 standards requiring solar photovoltaic systems for new homes to meet the homes' expected annual electric needs. The 2019 standards also encourage demand responsive technologies such as battery storage and heat pump water heaters. The proposed project would be required to comply with all applicable regulations associated with GHG emissions and energy efficiency, including the CALGreen Code and California Building Energy Efficiency Standards Code.

Although the proposed project would redistribute the proposed densities, new land use or zoning designations are not proposed as part of the project, and the overall area of disturbance anticipated for buildout of the project site would not be modified. The primary GHG emission sources that would be expected to result from the proposed project would be mobile sources from vehicle emissions. Considering the unit count associated with the proposed project would be within what was analyzed in the previous EIR, vehicle trips are anticipated to remain the same. Consequently, mobile-source GHG emissions associated with the proposed project would be the same as what analyzed in the Delta Shores Project EIR.

Upon future buildout, Sacramento Municipal Utility District (SMUD) would provide electricity to the project site. Should SMUD request various conditions be placed on the site's buildout, the City would include such conditions as deemed appropriate by City staff.

Based on the above, the proposed project would not result in any new or increased impacts related to GHG emissions, global climate change, or energy consumption than what was previously anticipated for the project site. In addition, as stated above, potential impacts related to GHG emissions do not constitute new information as defined by CEQA. The proposed project would not result in new significant impacts or more substantially more severe impacts related to the inefficient, wasteful, or unnecessary use of energy. Thus, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts related to air quality, GHG emissions, or energy from what has been anticipated for the project site in the Delta Shores Project EIR.

Biological Resources

The proposed project would be located on an approximately 119.7-acre site north of Delta Shores Circle and south of Cosumnes River Boulevard, within the Delta Shores Master Plan. Surrounding land uses include the Delta Shores shopping center and the Sacramento River to the west, undeveloped land to the north and east, and undeveloped land and Morrison Creek to the south. The project site is vacant and consists entirely of ruderal grassland and relatively flat topography. Landscaping vegetation and trees are situated within small segments along the site's perimeter. An approximately 3.42-acre retention pond is located adjacent to the site to the east. The site has been previously disturbed, having already undergone mass grading subsequent to approval of the Delta Shores Project EIR as part of implementation of the area's roadways and utilities.

Chapter 5.4 of the Delta Shores Project EIR analyzed impacts to biological resources that would occur as a result of implementing the Delta Shores Master Plan. The EIR concluded that with incorporation of the mitigation measures specified within the chapter, all impacts would be reduced to a less-than-significant level. For example, as part of the EIR's analysis of potential impacts to on-site wetlands, the EIR addressed the fill of jurisdictional wetlands, non-jurisdictional wetlands, and other waters of the U.S. by including Mitigation Measures 5.4-1(a) through (d), which would require the preservation of wetlands on-site or at an approved mitigation bank, thereby compensating for the local loss of wetland habitat. The wetlands mitigation measures would be satisfied by obtaining and complying with the terms of a Clean Water Act Section 404 Permit and Section 401 Water Certification. Additionally, the EIR analyzed

potential impacts to special-status wildlife species. In response to potential disturbance of vernal pool fairy shrimp, vernal pool tadpole shrimp, midvalley tadpole shrimp, and California linderiella, the EIR included Mitigation Measures 5.4-2(a), which would require pre-construction surveys for federally listed branchiopods. If the presence of such branchiopods were confirmed, Mitigation Measure 5.4-2(b) would require preservation or avoidance of habitat areas or contribution to a mitigation bank approved by the U.S. Fish and Wildlife Service (USFWS) for the creation and preservation of habitat. The EIR analyzed potential impacts to Swainson's hawk and other raptors. In response, the EIR included Mitigation Measure 5.4-3, which would require the preservation and management in perpetuity of suitable foraging habitat, contiguous with other areas of suitable foraging habitat, for Swainson's hawk, white-tailed kite, burrowing owl, and other raptors. In addition, the EIR included Mitigation Measures 5.4-5(a) and (b) to further protect against impacts to Swainson's hawk and Mitigation Measures 5.4-6(a) through (c) to further protect against impacts to burrowing owl. Following an analysis on potential impacts to birds protected under the Migratory Bird Treaty Act of 1918 (MBTA), the EIR included Mitigation Measure 5.4-4(a) through (d), which would require pre-construction surveys for protected bird species and if construction activities could not take place outside the nesting season, steps to ensure active nests would be protected by way of appropriate buffer zones. The EIR also included Mitigation Measures 5.4-7(a) through (c) to protect against impacts to valley elderberry longhorn beetle (VELB) and Mitigation Measures 5.4-9(a) through (c) to protect against impacts to special-status bats. Finally, the EIR addressed potential impacts to on-site trees that would require removal as part of implementing the Delta Shores Master Plan, and in response, included Mitigation Measures 5.4-8(a) through (c), which would mandate permitting and additional steps to offset the loss of heritage trees. Several of the cited mitigation measures have already been implemented as various sections of the Delta Shores Master Plan have been developed.

Because the proposed project would not change the area of disturbance beyond what was analyzed previously in the Delta Shores Project EIR, the project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to riparian habitat, State and federally protected wetlands, and conformance with local policies or ordinances from what was previously analyzed in the EIR. Therefore, the conclusions of the EIR pertaining to the aforementioned issue areas remain applicable. However, the possibility remains that new special-status species have been recorded in the project area since the approval of the EIR. To address this possibility, a new search of the California Natural Diversity Database (CNDDDB) for special-status plant and wildlife species was completed for this Addendum to account for the prospect of new on-site special-status species.

The CNDDDB search returned results for 53 special-status plant and wildlife species that have occurred within a nine-quadrangle boundary surrounding the project site. Among the special-status plants occurring within the project site's U.S. Geological Survey quadrangle, Florin, that were not previously addressed within the EIR, the CNDDDB search returned results for saline clover, Peruvian dodder, and alkali-sink goldfields. However, due to the previous disturbance of the project site subsequent to approval of the EIR, the plants would not likely exist on-site. Additionally, all on-site special-status plant species would be addressed per General Plan Policy ER 2.1.10, which requires pre-construction surveys for projects requiring discretionary approval, if a site's conditions are such that potential habitat for sensitive plant and/or wildlife species may be present. The EIR previously addressed all special-status wildlife species returned in the CNDDDB search with occurrences in Florin. Because the mitigation measures identified above which have not yet been completed would be included as part of the proposed project, particularly those applying to migratory birds and raptors, the project would remain consistent with the conclusions of the EIR.

Finally, the City does not participate in the South Sacramento Habitat Conservation Plan (SSHCP). Therefore, the proposed project would not conflict with the provisions of an adopted HCP. However, as the special-status species protected under the SSHCP were previously addressed by the EIR and would

be protected through mitigation measures established by the EIR and pre-construction surveys mandated by General Plan Policy ER 2.1.10, the proposed project would still not conflict with the provisions established by the SSHCP. The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as the City's tree preservation ordinance. The proposed project would also be required to comply with General Plan policies, such as Policy ER 2.1.9, which states that if wildlife corridors are adversely affected, damaged habitat shall be replaced with habitat of equivalent value. Compliance with General Plan policies would ensure the proposed project would not result in significant impacts to wildlife corridors.

In conclusion, because the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to biological resources beyond what was previously analyzed in the Delta Shores Project EIR, through compliance with General Plan policies and the following Delta Shores Project EIR mitigation measures, the proposed project would result in a less-than-significant impact.

The following mitigation measures contained within the EIR would apply to the proposed project: Mitigation Measures 5.4-3, 5.4-4(a) through (d), 5.4-5(a) and (b), and 5.4-6(a) through (c). Mitigation Measure 5.4-3 has already been implemented.

Cultural and Tribal Cultural Resources

As part of the process to prepare the Delta Shores Project EIR, the Initial Study (IS) prepared for the Delta Shores Master Plan analyzed potential impacts to the cultural and tribal cultural resources and concluded all impacts would be either less than significant or less than significant with mitigation. For example, the EIR acknowledged that while the Delta Shores site has been previously disturbed, construction-related activities, such as construction of sub-grade components, could uncover paleontological or archaeological resources. Consequently, the IS Mitigation Measures 14-1 through 14-4 reduce potential impacts to a less-than-significant level.

As part of the preparation of this Addendum, to identify any new known resources, a search of the California Historical Resources Information System (CHRIS) was conducted for the project site, which included review of the cultural resource files at the North Central Information Center (NCIC) at California State University, Sacramento. With respect to cultural resources, the NCIC determined the proposed project area appears not to be sensitive. The NCIC noted that the project area is situated in the Sacramento Valley, about 0.7 miles east of the Sacramento River, and given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric-period cultural resources in the immediate vicinity of the project area. Additionally, the NCIC determined that given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources in the immediate vicinity of the project area.

In addition, a search of the Native American Heritage Commission Sacred Lands File was completed. The results were negative. Therefore, the proposed project would not be expected to impact on-site tribal cultural resources, particularly given the previous disturbance of the project site subsequent to the EIR's approval. In the unlikely event tribal cultural resources are present on-site, the resources would only be underground. In the event sub-surface tribal cultural resources are discovered, Mitigation Measures 14-4 and 14-5 contain requirements that would mitigate all impacts to a less-than-significant level.

Based on the information above, because the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts, the proposed project would not result in impacts beyond what was analyzed in the EIR and IS.

The following mitigation measures contained within the IS would apply to the proposed project: Mitigation Measures 14-4 and 14-5.

Remaining Environmental Issue Areas

This section of the Addendum discusses conclusions determined by the Delta Shores Project EIR with regard to the remaining environmental issue areas specified within Appendix G of the CEQA Guidelines. As the proposed project would not introduce new land use or zoning requirements to the project site that were not previously analyzed in the EIR, the proposed project would remain consistent with conclusions of the EIR in the following areas. Issue areas are grouped with respect to similar impact conclusions.

Aesthetics and Land Use and Planning

Although the proposed project includes a GPA and Rezone among the project's entitlements, the GPA and Rezone would not introduce new land uses to the project site such as heavy industrial or commercial uses that would be incompatible with the existing General Plan designations or surrounding land uses. In fact, as demonstrated in Table 1, the GPA and Rezone serve only to slightly reconfigure the existing land use and zoning designations within the project site, without introducing new land use or zoning designations. Therefore, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to the overall use of the site. Use of the site would remain residential in nature and consistent with what was planned and analyzed by the 2035 General Plan EIR, the Delta Shores Project EIR, and the Delta Shores PUD Guidelines.

Given the proposed project's predominant consistency with the project site's existing land uses, the project would also not be expected to result in new significant impacts or substantially more severe impacts involving aesthetics beyond what was analyzed in the Delta Shores Project EIR. The EIR analyzed potential impacts to aesthetics and concluded that while the Delta Shores Master Plan would substantially change views to nearby sensitive receptors, introduce new sources of light and glare, and result in moderate visual intrusions along scenic Highway 160, the impacts would all be to a less-than-significant level. The EIR determined no mitigation was required after factoring into the analyses that the Delta Shores Master Plan would include a number of landscaped and open space setback buffers, adhere to PUD Guidelines to minimize light and glare, and not result in any major visual intrusions along Highway 160.

Based on the above information, the proposed project would not result in aesthetics or land use impacts beyond what was previously analyzed in the Delta Shores Project EIR.

Agriculture and Forestry Resources, Geology and Soils, Minerals, and Hazards and Hazardous Materials

The project site is not designated or zoned for agricultural or timberland use. The proposed project would be consistent with surrounding land uses, including the Delta Shores shopping center (a component of the Delta Shores Master Plan) and the Sacramento River to the west, undeveloped land to the north and east, and undeveloped land and Morrison Creek to the south. Additionally, the project site is not under a Williamson Act contract.

Previous CEQA documents anticipated development of the project site, and analyzed the potential for such development to result in the loss of agricultural or timberland resources. The project would not increase the amount of land previously anticipated for development, nor would the project include development of land not previously anticipated for development. Thus, the conclusions of previous CEQA documents to the potential for development of the project site to result in the loss of agricultural or timberland resources remains applicable to the project. Therefore, the project would not be expected to

result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to Agricultural or Timberland Resources from what was anticipated for the project area in the previous CEQA documents.

Additionally, the Delta Shores Master Plan IS, included in the EIR, concluded impacts related to geology and soils and minerals would be less than significant or less than significant with mitigation. Regarding geological hazards, the EIR noted that per analysis detailed in the IS, the Delta Shores Master Plan area is not located in an area susceptible to impacts involving seismic or soil hazards or an area that would adversely affect a unique geological resource. As such, mitigation measures related to geology and soils or minerals impacts were not included in the Delta Shores Mitigation Monitoring Plan, which is included in the Delta Shores Project Final EIR.

Based on the above information, the proposed project would not result in new significant impacts or substantially more severe impacts related to geology and soils or minerals. As a result, the project would not result in impacts beyond what was anticipated in the IS or EIR.

With respect to hazards and hazardous materials, potential impacts from buildout of the Delta Shores Master Plan were determined to be less than significant or less than significant with mitigation in the IS. The EIR noted that the Delta Shores Master Plan would not include the development of any uses considered particularly hazardous. Additionally, the Delta Shores Master Plan is not within an area that is intermixed with wildlands, which forestalls significant impacts related to wildfire.

Because the land uses included in the proposed project are consistent with the land uses previously considered in the IS and EIR for the project site, the conclusions of previous CEQA analysis for the project site would remain applicable to the project. As a result, the project would not be expected to result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to hazards and hazardous materials or wildfire from what was anticipated for the project area in the previous CEQA documents.

The following mitigation measure contained within the IS would apply to the proposed project: Mitigation Measure 9-3.

Hydrology and Water Quality

The Delta Shores Project EIR analyzed potential impacts involving hydrology and water quality and concluded all impacts would occur at a less-than-significant level. The EIR determined that compliance with all applicable regulations such as those stipulated by the City's National Pollutant Discharge Elimination System (NPDES) Phase I MS4 permit and a Stormwater Pollution Prevention Plan (SWPPP) would reduce impacts to local and regional receiving waters to a less-than-significant level. New drainage pipelines and manholes installed and sized to handle runoff based on the City's design criteria would reduce impacts to stormwater collection capacity to a less-than-significant level. Compliance with applicable regulations would ensure impacts related to risk of flooding from failure of a levee would be less than significant. Finally, the EIR determined the Delta Shores Master Plan would result in a less-than-significant impact to groundwater supplies. As the proposed project is consistent with the land use and zoning designations previously considered in the EIR for the project site and would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts, the proposed project would remain consistent with the conclusions of the EIR.

Noise

As discussed above, although the proposed project would modify the existing acreage of land use and zoning designations within the project site, the proposed project would not introduce new land use or

zoning designations to the site. Therefore, following the proposed subdivision of MDR-5, MDR-8, and MDR-9, future residential development within the large lots would be consistent with the type and intensity of uses for the location analyzed in the Delta Shores Project EIR. Based on the above, the project would not be expected to result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to noise from what was anticipated for the project area in the EIR.

The following mitigation measures contained within the EIR would apply to the proposed project: Mitigation Measures 5.6-1(b), (c), and (d).

Population and Housing

As discussed above, although the proposed project would modify the existing acreage of land use and zoning designations within the project site, the proposed project would not introduce new land use or zoning designations to the site. Therefore, following the proposed subdivision of MDR-5, MDR-8, and MDR-9, future residential development within the large lots would be consistent with the type and intensity of uses for the location analyzed in the Delta Shores Project EIR. Furthermore, the project site is currently vacant. As such, implementation of the proposed project would not displace any existing housing units or people, and construction or replacement of housing elsewhere would not be required for the proposed project.

As a result, the project would not be expected to result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to population or housing than what were previously analyzed in the Delta Shores Project EIR. Therefore, the proposed project remains consistent with the conclusions in the EIR.

Public Services, Parks, and Utilities and Service Systems

Consistent with the conclusions of the Delta Shores Project EIR, the SRCSD would have sufficient capacity within the sewer system and the Sacramento Regional Wastewater Treatment Plant (SRWTP) to accommodate the proposed project. Under the City's water rights and entitlements and secured rights, the City would have sufficient water supply to serve the proposed project. Various landfills would have sufficient capacity to serve the proposed project. Because all components of the Delta Shores Master Plan must be constructed in accordance with applicable Uniform Codes, City ordinances, and Public Works standards, implementation and extension of utility infrastructure, including electricity and natural gas, would be designed and constructed in a manner that would minimize the potential for utility disruption as a result of the proposed project.

The Delta Shores Master Plan development of a master planned community featuring a maximum of 13,086 residents, identified over 60 acres of public parkland throughout the build out of the community, with an approved Parks and Open Space Master Plan. The modification of the parkland within the large lot map is substantially consistent with the Delta Shores Master Plan Parks and Open Space Master Plan, and consistent with Code 17.512, the Quimby Ordinance, for the dedication of parkland.

Additionally, regarding fire protection, schools, , the EIR concluded implementation of the Delta Shores Master Plan would result in a less-than-significant impact. Consistent with Policy PSH 1.1.8 of the General Plan, impacts related to police protection would be mitigated to a less-than-significant level through development fees.

Because the proposed project is consistent with the land use and zoning designations previously considered in the EIR for the project site, the project would not be expected to result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more

severe impacts to public services, recreation, or utilities and service systems from what was anticipated for the project site in the EIR.

The following mitigation measures contained within the EIR would apply to the proposed project: Mitigation Measures 5.7-1 and 5.7-2.

Transportation

The Delta Shores Project EIR addressed potential impacts related to vehicle miles traveled (VMT) in Chapter 5.10. The discussion regarding VMT does not present a significance conclusion, because at the time of preparation of the EIR, VMT was not the primary metric used as the basis for determining the significance of transportation impacts under CEQA. Therefore, to assess the proposed project's potential impacts related to VMT, this Addendum analyzes the proposed project's consistency with the density standards included in the Delta Shores Project EIR. In accordance with the Delta Shores PUD Guidelines, for lots within the MDR land use designation, the EIR assumed the Delta Shores Master Plan would result in a total of 2,492 units across 178 acres, representing a density of 14 du/ac – the maximum allowed density under the density range of eight to 14 du/ac for the MDR land use designation. Given that the proposed project's subdivision of MDR-5 & MDR-8 would result in densities of 8.5 du/ac and 11.41 du/ac, respectively, the density of each large lot would be within the density range assumed by the EIR for lots under the MDR land use designation in the Delta Shores Master Plan. Therefore, the proposed project would result in generally the same VMT as was anticipated in the Delta Shores Project EIR and would not result in new impacts or substantially more severe impacts with respect to VMT than were anticipated in the EIR.

It should be noted that although Level of Service (LOS) no longer serves as the basis for determining the significance of transportation impacts under CEQA, the Delta Shores Project EIR included mitigation to address potentially significant impacts to the LOS of various intersections and street segments. As such, Mitigation Measures 5.9-5, 5.9-9, 5.9-15, and 5.9-17 would still apply to the proposed project.

Because the proposed project is consistent with the land use and zoning designations previously analyzed in the EIR, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts to transportation. Therefore, the proposed project would not result in impacts beyond what was anticipated for the project site in the EIR.

The following mitigation measures contained within the EIR would apply to the proposed project: Mitigation Measures 5.9-5, 5.9-9, 5.9-15, and 5.9-17.

Conclusion

As established in the discussions above regarding the potential effects of the proposed project, the proposed subdivision of two large lots within a 119.7-acre parcel on land located within the Delta Shores Master Plan would not increase the severity of previously identified impacts that would require major or minor revisions to the original Delta Shores Project EIR, including, but not limited to, air quality, biological resources, noise, public services, transportation, hazards and hazardous materials, and cultural resources and tribal cultural resources. Therefore, the proposed changes would not result in any new significant information of substantial importance, new impacts, new mitigation measures, or new or revised alternatives that would require major or minor revisions to the original Delta Shores Project EIR. As such, the proposed project would not result in any conditions identified in CEQA Guidelines Section 15162, and a subsequent EIR is not required.

Based on the above analysis, this Addendum to the previously-approved EIR for the project has been prepared.