

**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 an adopted Environmental Impact Report for the following described project:

**1015 V Street Homes (Z21-024)**

The proposed project consists of the following entitlement approvals:

- **Tentative Map** to subdivision a 0.08-acre parcel into 2 parcels within the R-1B-SPD zone and South Side Historic District within the Central City Specific Plan area.
- **Site Plan and Design Review** for map layout and to construct two single-unit dwellings with deviations for lot size, lot coverage, lot width, dwelling width, and interior side yard setbacks.

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 this Addendum, would have a significant effect on the environment beyond that which was evaluated in the environmental impact report (EIR) for the Central City Specific Plan. A Subsequent EIR is not 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 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, the Central City Specific Plan EIR, 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 and is available online at

<https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

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

Date: 7-21-2021

By: \_\_\_\_\_  
Scott Johnson, Senior Planner

**1015 V Street Homes (Z21-024)**  
**Addendum to CCSP (LR16-006) EIR (SCH No. 2017022048)**

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**File Number/Project Name:** 1015 V Street Homes / Z21-024

**Project Location:** 1015 V Street. (APN: 009-0134-026-0000)

**Existing Plan Designations and Zoning:** **General Plan** – Suburban Corridor. **Zoning** – General Commercial (C-2-SPD).

**Background:** On April 19, 2018 the City Council certified an environmental impact report (EIR) (see attached Resolution No. 2018-00129) and approved the Central City Specific Plan (CCSP) within the Central City area of the City of Sacramento. The CCSP area is bound by the American River, the River District Specific Plan area, and Railyards Specific Plan Area (RSP Area) to the north; the Sacramento River to the west; Broadway and parcels fronting the south side of Broadway to the south; and Business 80 to the east. The approvals for the CCSP included Ordinance No. 2018-0012 amending Title 17 of the Sacramento City Code to rezone various parcels throughout the CCSP area and Ordinance No. 2018-0013 which deleted various chapters of Title 17 of the Sacramento City Code and added Chapter 17.444 to the Sacramento City Code, relating to the Central City Special Planning District (SPD).

The CCSP updated existing City planning documents, including the 2035 General Plan and Central City Community Plan, to facilitate preferred growth in Downtown Sacramento. The intent of the CCSP is to incentivize residential and non-residential growth within the CCSP area. The CCSP anticipates approximately development of 13,401 residential units and 3,820,294 square feet (sf) of new non-residential uses in the plan area over the next 20 years. The new non-residential square footage would be combined with an additional 3,352,650 sf of backfill non-residential development, which includes new uses that would occur within existing buildings, for a total development potential of 7,173,044 square feet of non-residential uses. The City anticipates that most of the new housing units within the CCSP area would be multifamily units.

**Project Description:** The proposed project consists of a Tentative Map to subdivide a 0.08-acre parcel into 2 parcels within the R-1B-SPD zone and South Side Historic District within the Central City Specific Plan area; and Site Plan and Design Review for map layout and to construct two single-unit dwellings with deviations for lot size, lot coverage, lot width, dwelling width, and interior side yard setbacks.

## **Discussion**

An Addendum to a certified EIR may be prepared if only minor technical changes or additions are required, and none of the circumstances identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in section 15162 as they relate to the project.

- 1. No substantial changes are proposed in the project which would 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.**

The EIR describes the existing environmental conditions in the vicinity of the CCSP area, analyzes potential impacts on environmental resources due to the proposed plan, and identifies mitigation measures that could avoid or reduce the magnitude of those significant impacts. The environmental resource topics evaluated in the EIR include land use; population, employment, and housing; aesthetics/light and glare; air quality; biological resources; cultural resources; energy; geology and soils; global climate change; hazards and hazardous materials; hydrology and water quality; noise and vibration; public services; transportation and circulation; and utilities, as well as potential for growth and urban decay effects.

The EIR evaluates a range of alternatives for the proposed plan and different amounts of mixed use development within the plan area.

The subject parcel division and development of residential uses is consistent with the approved CCSP. Potential impacts of the CCSP were identified, and mitigation measures were adopted to reduce impacts to a less-than-significant level. The proposed project would not result in new significant effects or substantially increase the severity of the previously identified effects. No changes to mitigation measures are required. If applicable, relevant mitigation measures identified for the original project would be implemented with the proposed development.

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

No changes have occurred with respect to circumstances under which the project is undertaken and no major revisions to the certified EIR are required.

The proposed project, consisting of the subdivision of a parcel and the development of residential units would not require major revisions of the certified EIR due to the involvement of a new significant environmental effect or a substantial increase in the severity of previously identified significant effects.

- 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 or adopted, 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 project, but the project proponents decline to adopt the mitigation measure or alternative, or;**
- d) **Mitigation measures or alternatives which are considerable different from those analyzed in the previous would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

Substantial changes are not proposed in the project evaluated in the EIR; the development of the subject site will be similar to the development of the described to occur as a result of the approved CCSP, nor have any substantial changes occurred that would require major revisions to the certified EIR for the purpose of providing adequate environmental review for the 1015 V Street Homes project. The proposed project modifications would not result in any new information of substantial importance that would have new or more severe impacts from what was identified for the original project EIR.

**Based on the above analysis, this Addendum to the previously adopted Mitigated Negative Declaration for the project has been prepared.**

**Attachments:**

- A) Vicinity Exhibit
- B) Site Tentative Map Exhibit
- C) Resolution No. 2018-00129 – Certifying the EIR for the Central City Specific Plan



Attachment A – Vicinity Exhibit







**RESOLUTION NO. 2018-00129**

Adopted by the Sacramento City Council

April 19, 2018

**Certifying the Environmental Impact Report and Adopting the Mitigation Monitoring Plan, Findings of Fact, and Statement of Overriding Considerations for the Central City Specific Plan (LR16-006)**

**BACKGROUND**

- A. On March 8, 2018, the City Planning and Design Commission conducted a public hearing on the Central City Specific Plan at which it reviewed and considered the Environmental Impact Report for the projects and passed a motion to forward to the City Council a recommendation to approve the project.
- B. On April 19, 2018, the City Council conducted a public hearing that was noticed in accordance with Sacramento City Code sections 17.812.010 and 17.812.030 at which it received and considered oral testimony and other evidence concerning the Central City Specific Plan.

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

- Section 1. The City Council finds that the Environmental Impact Report for the Central City Specific Plan (herein EIR), which consists of the Draft EIR and the Final EIR (Response to Comments) (collectively the "EIR") has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures.
- Section 2. The City Council certifies that the EIR was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines and the Sacramento Local Environmental Procedures, and constitutes an adequate, accurate, objective and complete Final Subsequent Environmental Impact Report in full compliance with the requirements of CEQA, the State CEQA Guidelines and the Sacramento Local Environmental Procedures.
- Section 3. The City Council certifies that the EIR has been presented to it, that the City Council has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the City Council's independent judgment and analysis.

Attachment C – Resolution No. 2018-00129  
Full resolution is located at: [Resolution No. 2018-00129](#)