



DEVELOPMENT SERVICES
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ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT

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

College Square Retail- (P06-207) –The project would amend the College Square PUD to substitute four retail buildings at the southeast corner of Cosumnes River Boulevard and Bruceville Road for the drug store building proposed in the PUD for that site. The proposed retail buildings would include a total of 20,281 square feet; the previously approved drug store included approximately 19,200 square feet. A drive-in facility was approved as part of the PUD. The project requires approval by the Planning Commission for the following entitlements: Environmental Determination: Addendum to Previously Adopted Environmental Impact Report (EIR), State Clearinghouse #2002122088; Schematic Plan amendment (College Square PUD) and modification to the special permit on 2.8 net acres in the General Commercial (C-2-PUD College Square) zone.

The City of Sacramento, Development Services 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, will 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 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 and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 2101 Arena Blvd., Suite 200, Sacramento, California 95834.

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

By: _____

**ADDENDUM TO
A CERTIFIED ENVIRONMENTAL IMPACT REPORT**

File Number/Project Name: P06-207/ College Square Retail

Project Location:

The project site is located at the southeast corner of Bruceville Road and Cosumnes River Boulevard. APN: 117-1460-001.

Existing Plan Designations and Zoning:

The project site is located within the southern part of the City of Sacramento, within the South Sacramento Community Plan Area. The community plan designation is General Commercial and the General Plan designation is Community/Neighborhood Commercial. The project site is zoned General Commercial (C-2-PUD).

Discussion:

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

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

The Environmental Impact Report (EIR) for the College Square PUD (P00-147) (SCH # 2002122088), was certified on December 11, 2003 by the Planning Commission and by City Council on January 20, 2004. The approved project included entitlements to develop 724 senior and multifamily residential units and 270,256+ sq. ft. of retail and office commercial space on approximately 53 net acres in the Multi-Family Review (R2B-R), Limited Commercial (C-1) and Highway Commercial Review (HC-R) zones. The entitlements included: Environmental Impact Report; Mitigation Monitoring Plan; Statement of Overriding Considerations; General Plan Amendment to redesignate 63.27 gross acres from Medium Density Residential (16-29 du/acre) to 37.62 gross acres of Community/Neighborhood Commercial and Offices, 12.59 gross acres of Medium Density Residential (16-29 du/na) and 13.06 gross acres of High Density Residential (30+ du/na); Community Plan Amendment to redesignate 53.82 gross acres of Special Planning District (SPD) to 37.87 gross acres of General Commercial, 12.59 gross acres of High Density Residential (11-29 du/na) and 13.06 gross acres of High Density Residential (29+ du/na); Rezone from 1.02 gross acres of OB, 2.18 gross acres of C-1, 6.94 gross acres of HC-R, 11.72 gross acres of R-2B and 41.41 gross acres of R-2B-R to 37.62 gross acres of C-2-PUD, 12.59 gross acres of R-3-PUD, 10.21 gross acres of R- 3A-PUD and 2.85 gross acres of R-4-PUD; Planned Unit Designation establishing Guidelines and a Schematic Plan for construction of 252 senior and 472 multifamily residential units and 270,256+ sq. ft. of retail and office commercial space; Tentative Map to abandon Kastanis Way and to subdivide 7 lots totaling 53.25 net acres

into 35 parcels for residential and commercial use in the proposed C-2-PUD, R-4-PUD, R-3A-PUD, and R-3-PUD zones; and an Inclusionary Housing Plan.

The Commercial component of the PUD is comprised of 270,256 square feet of commercial uses on approximately 28 gross acres. This commercial space would include approximately 238,257 square feet of neighborhood and community commercial uses (e.g., supermarket, small lot retail, restaurants, bank, coffee house, pharmacy, gas station, car wash).

The current project seeks to amend the College Square PUD Schematic Plan to substitute four retail buildings totaling 20,281 square feet for the previously-approved drug store with approximately 19,000 square feet. The proposal for four retail buildings in the General Commercial (C-2) zone in the College Square PUD does not significantly alter the analysis in the previously certified EIR and the alternatives identified in that EIR; therefore, an addendum is being prepared for this project. Although the addendum provides additional information and evaluation, none of the new information and evaluations will trigger a need for a subsequent Environmental Impact Report. The modifications of the previous entitlements for the proposed project are within the scope of analysis of the prior project and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original College Square PUD EIR.

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

The proposed project would substitute four retail buildings for the previously approved drug store building at the southeast corner of Cosumnes River Boulevard and Bruceville Road. Even though the EIR evaluated commercial uses on a programmatic basis, the EIR evaluated the project level effects of construction and operation where reasonably foreseeable projects were anticipated. For the proposed commercial component, the schematic plan and other plans (i.e., circulation plan, drainage plan, utilities plan, landscape plan, etc.) have already been prepared and thus, were evaluated under CEQA.

The construction and operation of the four retail sites differs from the schematic plan designation for the site, which contemplated a retail drug store. The proposed project includes an amendment to the schematic plan to confirm the proposed use. The construction and operation of the four retail buildings, with 20,281 square feet of retail space, would generate impacts that are similar to those that would have been generated by the retail drug store, including impacts for noise, traffic and air quality. The new information relating to the proposed project and substitution of uses that was not known at the time of the original EIR is considered to be in the nature of minor technical changes and does not include any new impacts that have not already been discussed in the previous EIR.

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

The proposed project will involve the construction and operation of four retail stores in substitution for the retail drug store that was originally included in the PUD Schematic Plan. The substitution of the retail stores for the retail drug store will not result in any effects that were not previously identified in the Environmental Impact Report for the College Square PUD. Mitigation measures adopted for the previous Environmental Impact Report are consistent with impacts that have been previously analyzed.