

**8670 Fruitridge Industrial Warehouse Project
Initial Study/Mitigated Negative Declaration**

**Errata Sheet
July 6, 2016**

Introduction

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the 8670 Fruitridge Industrial Warehouse Initial Study/Mitigated Negative Declaration (IS/MND). The revisions to the IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the 8670 Fruitridge Industrial Warehouse IS/MND. Because the changes presented below would not result in any new significant impacts or increase in impact significance from what was identified in the IS/MND, recirculation of the 8670 Fruitridge Industrial Warehouse IS/MND is not required.

Changes to the IS/MND

Page 9 of the IS/MND under 'Water Supply' is hereby revised as follows:

The proposed project site is currently occupied by an existing industrial building and, therefore, the property is currently supplied by the City of Sacramento water distribution system. The property currently connects to a ~~24~~24-inch water distribution main located under Fruitridge Road.

The change is for clarification purposes only and does not alter the analysis or conclusions of the IS/MND.

Mitigation Measure 3-2 on page 49 of the IS/MND has been re-numbered Mitigation Measure 3-2(a) and 3-2(b) and the mitigation is hereby revised as follows:

~~3-2 — Prior to any site disturbance activities during the breeding season, the project contractor shall initiate preconstruction surveys of the project site to determine if burrowing owls are present during the non-nesting season (nesting season is active from February 1st through August 30th annually). The results of the preconstruction surveys shall then be submitted to the City of Sacramento Planning Division for review. If burrowing owls are not present, no further mitigation is required. If occupied burrows are found during the non-breeding season, the project contractor shall implement standard "passive relocation" measures to exclude burrowing owls from burrows that need to be disturbed, consistent with CDFW guidelines. If breeding owls are found on-site during the nesting season, the project contractor shall establish a no-disturbance buffer around nesting burrows until the nesting is completed. The buffer distance and verification of completion of nesting shall be determined by a qualified biologist with experience working with burrowing owls and construction activities. If it is not feasible to avoid removal of nesting burrows, the project contractor shall consult with the CDFW to determine if any options for active nest relocation are feasible.~~

3-2(a) Preconstruction Surveys: The project applicant shall implement the following measure to avoid or minimize impacts to western burrowing owl:

- Within 14 days prior to any ground disturbing activities for each phase of construction, the project applicant shall retain a qualified biologist to conduct a preconstruction survey of the site, any off-site improvement areas, and all publicly accessible potential burrowing owl habitat within 500 feet of the project construction footprint. The survey shall be performed in accordance with the applicable sections of the March 7, 2012 (or subsequent applicable), CDFW Staff Report on Burrowing Owl Mitigation. The qualified biologist shall be familiar with burrowing owl identification, behavior, and biology, and shall meet the minimum qualifications described in the 2012 CDFW Staff Report. If the survey does not identify any nesting burrowing owls on the site, further mitigation is not required for that phase unless activity ceases for a period in excess of 14 days in which case the survey requirements and obligations shall be repeated.
- If active burrowing owl dens are found within the survey area in an area where disturbance would occur, the project applicant shall implement measures at least equal to the 2012 (or subsequent applicable) CDFW Staff Report, as determined by the qualified biologist.
- During the breeding season (February 1 through August 31), the following measures will be implemented:
 - Disturbance-free buffers will be established around the active burrow. During the peak of the breeding season, between April 1 and August 15, a minimum of a 500-foot buffer will be maintained. Between August 16 and March 31, a minimum of a 150-foot buffer will be maintained. The qualified biologist (as defined above) will determine, in consultation with the City of Sacramento Planning Division and CDFW, if the buffer should be increased or decreased based on site conditions, breeding status, and non-project-related disturbance at the time of construction.
 - Monitoring of the active burrow will be conducted by the qualified biologist during construction on a weekly basis to verify that no disturbance is occurring.
 - After the qualified biologist determines that the young have fledged and are foraging independently, or that breeding attempts were not successful, the owls may be excluded in accordance with the non-breeding season measures below. Daily monitoring will be conducted for one week prior to exclusion to verify the status of owls at the burrow.
- During the non-breeding season (September 1 to January 31), owls occupying burrows that cannot be avoided will be passively excluded consistent with Appendix E of the 2012 CDFW Staff Report:
 - Within 24 hours prior to installation of one-way doors, a survey will be conducted to verify the status of burrowing owls on the site.
 - Passive exclusion will be conducted using one-way doors on all burrows suitable for burrowing owl occupation.
 - One-way doors shall be left in place a minimum of 48 hours to ensure burrowing owls have left the burrow before excavation.
 - While the one-way doors are in place, the qualified biologist will visit the site twice daily to monitor for evidence that owls are

- inside and are unable to escape. If owls are trapped, the device shall be reset and another 48-hour period shall begin.
- After a minimum of 48 hours, the one-way doors will be removed and the burrows will be excavated using hand tools to prevent reoccupation. The use of a pipe is recommended to stabilize the burrow to prevent collapsing until the entire burrow has been excavated and it can be determined that no owls reside inside the burrow.
 - After the owls have been excluded, the excavated burrow locations will be surveyed a minimum of three times over two weeks to detect burrowing owls if they return. The site will be managed to prevent reoccupation of burrowing owls (e.g., disking, grading, manually collapsing burrows) until development is complete.
 - If burrowing owls are found outside the project site during preconstruction surveys, the qualified biologist shall evaluate the potential for disturbance. Passive exclusion of burrowing owls shall be avoided to the maximum extent feasible where no ground disturbance will occur. In cases where ground disturbance occurs within the no-disturbance buffer of an occupied burrow, the qualified biologist shall determine in consultation with the City of Sacramento Planning Division and CDFW whether reduced buffers, additional monitoring, or passive exclusion is appropriate.

3-2(b) Compensatory Mitigation, if Active Owl Dens are Present: If active burrowing owl dens are present and the project would impact active dens, the project applicant shall implement the following:

- If active owl burrows are present and the project would impact active burrows, the project applicant shall provide compensatory mitigation for the permanent loss of burrowing owl habitat at least equal to the 2012 (or subsequent applicable), CDFW Staff Report. Such mitigation shall include the permanent protection of land, which is deemed to be suitable burrowing owl habitat through a conservation easement deeded to a non-profit conservation organization or public agency with a conservation mission, or the purchase of burrowing owl conservation bank credits from a CDFW-approved burrowing owl conservation bank. In determining the location and amount of acreage required for permanent protection, the project applicant, in conjunction with the City of Sacramento Planning Division, shall seek lands that include the same types of vegetation communities and fossorial mammal populations found in the lost foraging habitat, with a preference given to lands that are adjacent to, or reasonably proximate to, the lost foraging lands. Such lands shall provide for nesting, foraging, and dispersal comparable to, or better than, the lost foraging land. The minimum amount of acreage for preservation shall be 6.5 acres per nesting pair or unpaired resident bird. Additional lands may be required as determined pursuant to the then current standards/best practices for mitigation acreage as determined by the City of Sacramento Planning Division in consultation with CDFW.

The above revision is intended to provide mitigation measures for potential impacts to burrowing owl consistent with the California Department of Fish and Wildlife's 2012 staff report that addresses burrowing owl mitigation, especially in regard to non-disturbance buffers and

compensatory mitigation. The change is for clarification purposes only and does not alter the analysis or conclusions of the IS/MND.

Page 87 of the IS/MND is hereby revised as follows:

Water Service

Water service in the project vicinity is currently provided by the City of Sacramento. The City of Sacramento provides domestic water service to the City through a combination of surface water and groundwater sources. Two water treatment plants supply domestic water to residents and businesses from the American and Sacramento rivers, as well as groundwater supply wells.

The project site currently contains an existing 12,840-sf industrial building on a portion of the site. The existing building is currently connected to the City's water system through a tie-in to the existing 248-inch water main located in Fruitridge Road.

The change is for clarification purposes only and does not alter the analysis or conclusions of the IS/MND.

Page 88 of the IS/MND is hereby revised as follows:

Questions A and B

The project site currently contains an existing 12,840-sf industrial building on a portion of the site. As such, the project site is currently provided water, wastewater, and solid waste services. The existing building would be demolished as part of the proposed project; however, the proposed project would use the existing connections at the site, including the existing connections to the 248-inch water main and 15-inch sewer line located within Fruitridge Road. The project includes a new six-inch on-site sewer line connection to the existing 15-inch sewer line within Fruitridge Road. As such, adequate water and sewer infrastructure is available in the project vicinity to adequately serve the proposed project.

The change is for clarification purposes only and does not alter the analysis or conclusions of the IS/MND.