

City of
SACRAMENTO
Community Development

ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish this Addendum to an adopted Mitigated Negative Declaration for the following described project:

Project Name and Number: Les Schwab Tire Center – Meadowview (P16-009)

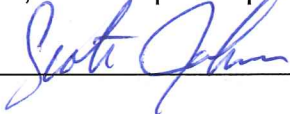
Original Project: Freeport Marketplace (P03-018)

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 attached Mitigated Negative Declaration (MND). A Subsequent MND 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 an adopted MND 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 Butford

Date: April 14, 2016

Les Schwab Tire Center – Meadowview (P16-009)
Addendum to Mitigated Negative Declaration

File Number/Project Name: Les Schwab Tire Center – Meadowview (P16-009)

Project Location: The approximate 1.5 acre project site is located at 1430 Meadowview Road. The project site consists of Assessor's Parcel Number (APN): 052-0290-008-0000. (see Attachment A, Vicinity Map and Attachment B, Site Plan).

Existing Plan Designations and Zoning: The 2035 General Plan land use designations for the project site are Suburban Corridor. The current zoning designation for the site is Shopping Center (SC).

Project Background: The original Freeport Marketplace Project (P03-018) consisted of development of four commercial buildings approximately including a 17,272 square feet (sf) drugstore, a 3,177 sf fast food restaurant with drive-thru, a 5,952 sf retail space, and a 25,785 sf veterinary clinic on 6.1 acres. The Freeport Marketplace Project entitlements were approved on November 20, 2007 by the following resolutions:

Resolution 2007-842

- Mitigated Negative Declaration; and
- Mitigation Monitoring Plan.

Resolution 2007-843

- General Plan Amendment to re-designate 6.1 acres from Low Density Residential to Community/Neighborhood Commercial & Offices.

Resolution 2007-844

- Meadowview Community Plan Amendment to re-designate 6.1 acres from Residential 7-15 du/ac to Commercial.

Ordinance 2007-086

- Rezone 6.1 acres of Single-Family Alternative (R-1A) Zone to Shopping Center (SC) Zone.

Resolution 2007-845

- Approving the Freeport Marketplace Project (P03-018) including:
 - Tentative Map to merge two parcels comprising 6.1 acres and then subdividing same into four parcels;
 - Special Permit to construct and operate two drive-through facilities;
 - Special Permit to construct and operate a veterinarian clinic in the Shopping Center Zone'
 - Variance to modify the required vehicle stacking distance for a drive-through facility;

- Variance to waive a portion of the required masonry wall separating the commercial and residential uses;
- Plan Review of a commercial mixed use development with an approximate building area of 52,200 square feet in the Shopping Center Zone.

Project Description: The proposed project consists of the development of an approximate 11,458 square feet Tire Center on a 1.5-acre parcel.

The required entitlements for the proposed project include the following:

- Addendum to a previously approved Mitigated Negative Declaration;
- Rezone from Shopping Center (SC) Zone to General Commercial (C-2);
- Conditional Use Permit;
- Site Plan and Design Review approval, with deviations for setback.

An Addendum to an approved Mitigated Negative Declaration 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 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;**

The original Mitigated Negative Declaration for the Freeport Marketplace (P03-018), approved November 20, 2007 by the City Council (Resolution No. 2007-842), evaluated the entitlements for the development of four commercial buildings including a 17,272 square feet (sf) drugstore, a 3,177 sf fast food restaurant with drive-thru, a 5,952 sf retail space, and a 25,785 sf veterinary clinic on 6.1 acres. Entitlements included a rezone of the site to Shopping Center (SC) from Single-Family Alternative (R-1A). The MND identified potentially significant impacts regarding transportation, biological resources, and cultural resources. Mitigation measures were identified to reduce these impacts to less-than-significant levels. Following the approval and during development of the drugstore and veterinary clinic, the transportation mitigation measures were completed and satisfied. The remaining approved uses consisting of a fast food restaurant with drive-through and 5,952 sf retail space were not developed and the land has remained vacant.

The proposed development seeks to rezone the property from SC to General Commercial (C-2) and develop an approximate 11,458 square feet Tire Center on a 1.5-acre parcel within the Freeport Marketplace site. This rezone and change from fast food with drive through and retail to a tire center is not considered a significant change and would not result in new significant effects

or substantially increase the severity of the previously identified effects. No trees are proposed for removal as part of the project. The bay doors used for vehicles accessing the service bays at the tire center will open towards Meadowview road, opposite the neighboring uses. As a result, noise associated with the functioning of the tire center will be contained within the building and toward Meadowview Road ensuring the project will not create noise impacts greater than what was evaluated in the adopted mitigated negative declaration. Vehicle trips associated with a tire center would be less than those associated with a fast food with drive through restaurant and retail space. Transportation mitigation measures adopted as part of the original approval have been satisfied. In addition some mitigation measures related to biological resources were parcel-specific and pertained to the previously developed parcels. Those mitigation measures have been satisfied and are not applicable to the subject project. All applicable mitigation measures identified for the original project would be required of the proposed development.

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

Several changes have occurred since the MND were approved, including the adoption of the 2030 and updated 2035 General Plan and associated Master EIRs and modeling techniques for evaluating air quality emissions.

The proposed project is consistent with the updated and current 2035 General Plan and associated Master EIR and would not require any general plan land use amendments.

While there have been some changes in regards to evaluating impacts related to air quality since the original project approval including the adoption and revisions of the Guide to Air Quality Assessment in Sacramento County and the modeling tools used in evaluation, the change from a fast food with drive-through restaurant and retail to tire center does not create any new or increase the air quality impacts associated with the project. The proposed tire center project would result in a lower trip generation rate than the previously approved uses.

The proposed project, which includes an approximate 11,458 square feet Tire Center on a 1.5 acres in place of a 3,177 sf fast food restaurant with drive-thru and a 5,952 sf retail space does not require major revisions of the adopted MND due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects.

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.**

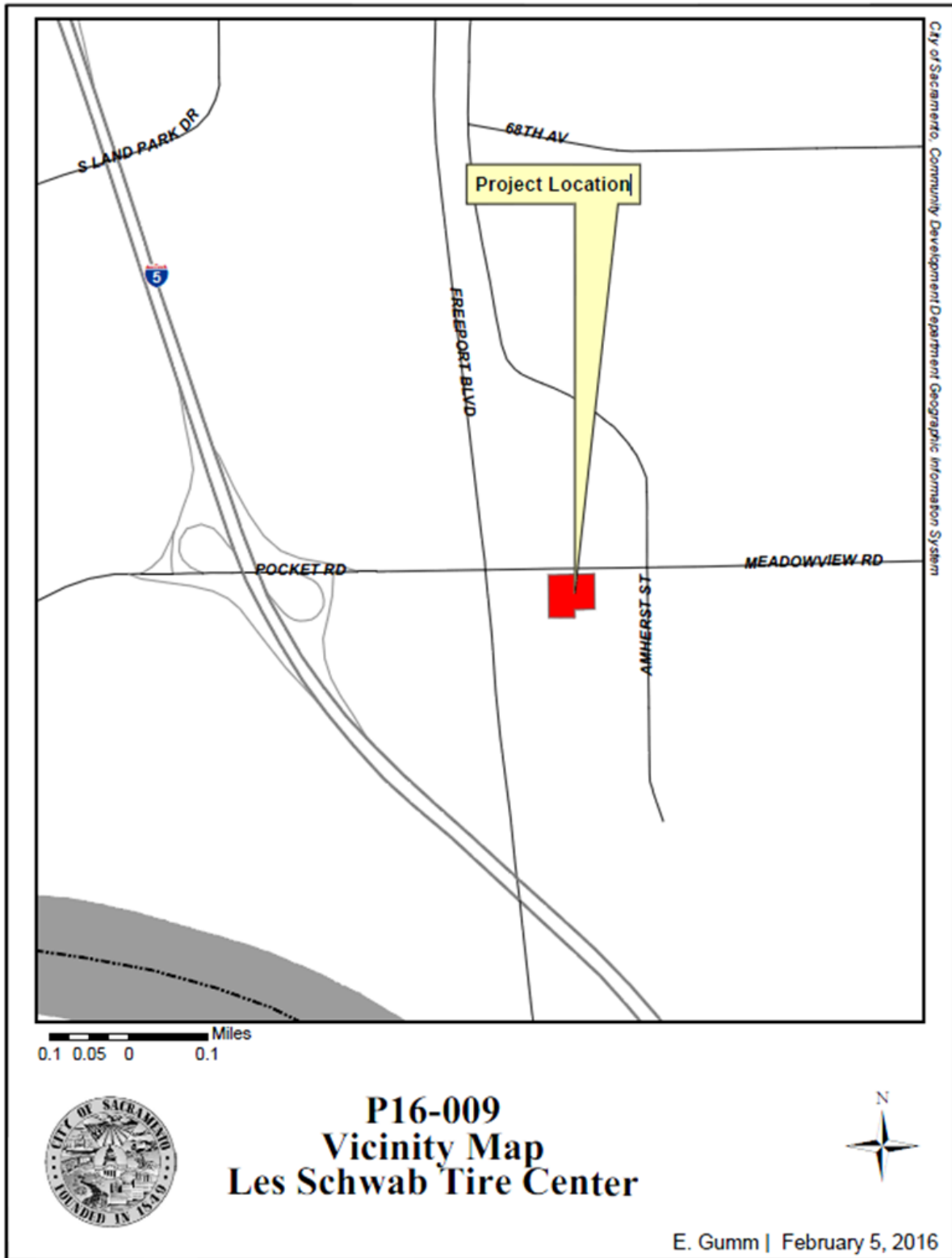
Substantial changes are not proposed to the project nor have any substantial changes occurred that would require major revisions to the adopted mitigated negative declaration for the purpose of providing adequate environmental review for the Les Schwab Tire Center – Meadowview project. The proposed project modifications would not result in any new information of substantial importance that would have new, more severe impacts, new or revised mitigation measure, or new or revised alternatives from what was identified for the original project in the adopted Freeport Marketplace (P03-018) Mitigated Negative Declaration (MND).

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

Attachments:

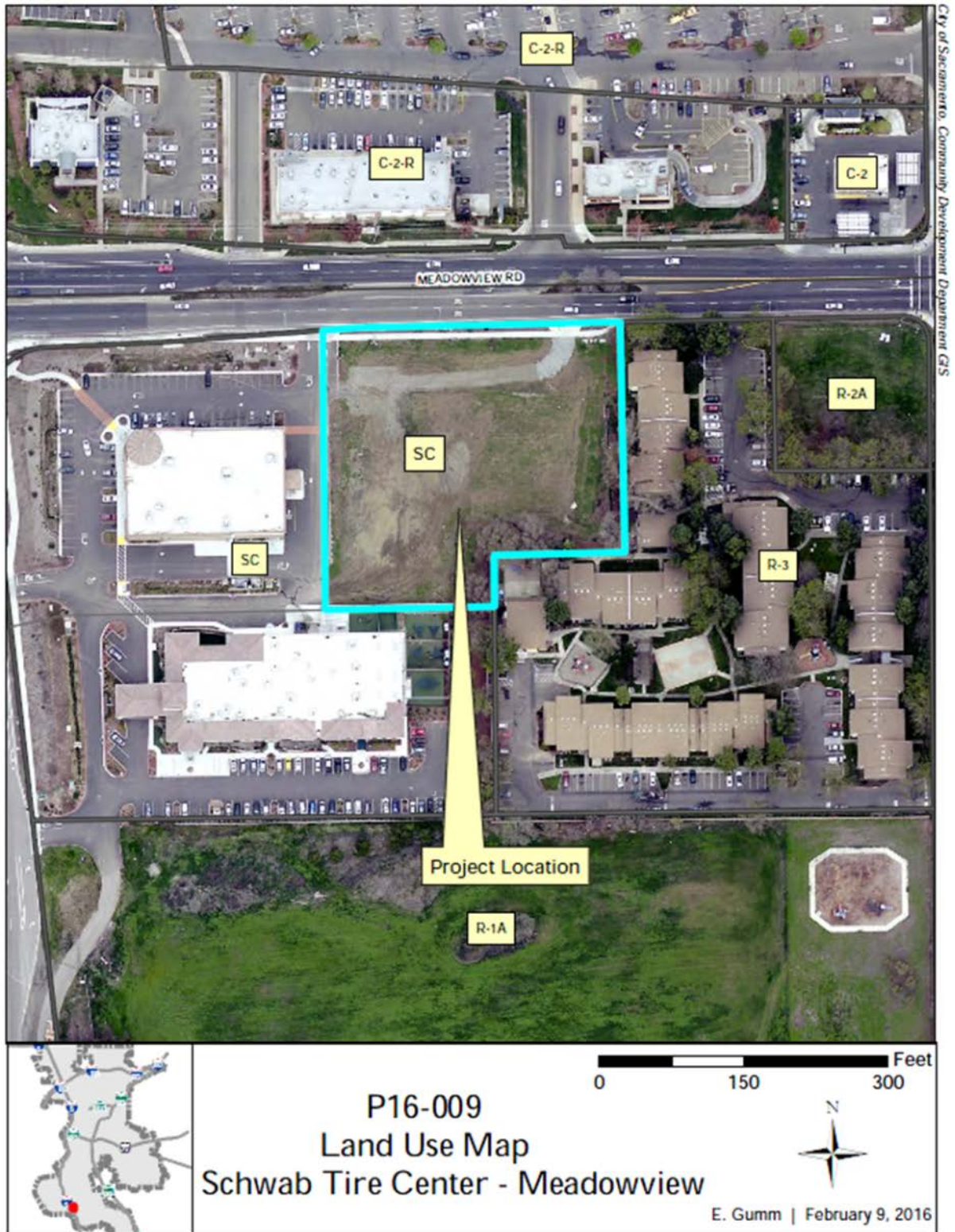
- A) Vicinity Map
- B) Location Aerial – Existing Land Use Map
- C) Site Plan
- D) Freeport Marketplace (P03-018) Initial Study/ Mitigated Negative Declaration (separate document)
- E) Resolution 2007-842 (separate document)

ATTACHMENT A VICINITY MAP



ATTACHMENT B

LOCATION AERIAL – EXISTING LAND USE MAP



ATTACHMENT C SITE PLAN

