

Addendum to the Sutter Pointe Specific Plan EIR

August 2014

Introduction

This addendum to the Sutter Pointe Specific Plan Draft Environmental Impact Report (SCH# 2007032157) has been prepared pursuant to State CEQA Guidelines section 15164(d). South Sutter, LLC and Riego 1,700, LLC are requesting an amendment to and a rezone of a portion of the Sutter Pointe Specific Plan (referred to hereafter as SPSP), as well as amendments to existing development agreements applicable to affected landowners and new Tier 1 development agreements (using the same terms as the existing development agreements) where prior Tier 1 agreements have lapsed. The proposed amendment, rezone, and amendments to development agreements (referred to hereafter as Specific Plan Amendment) includes 1,341.9 acres of the SPSP that are generally bordered by Sankey Road on the north, Riego Road on the south, Natomas Road on the east, and Pacific Avenue on the west. The Specific Plan Amendment includes changes to the planned land use configuration and circulation network.

Project Location

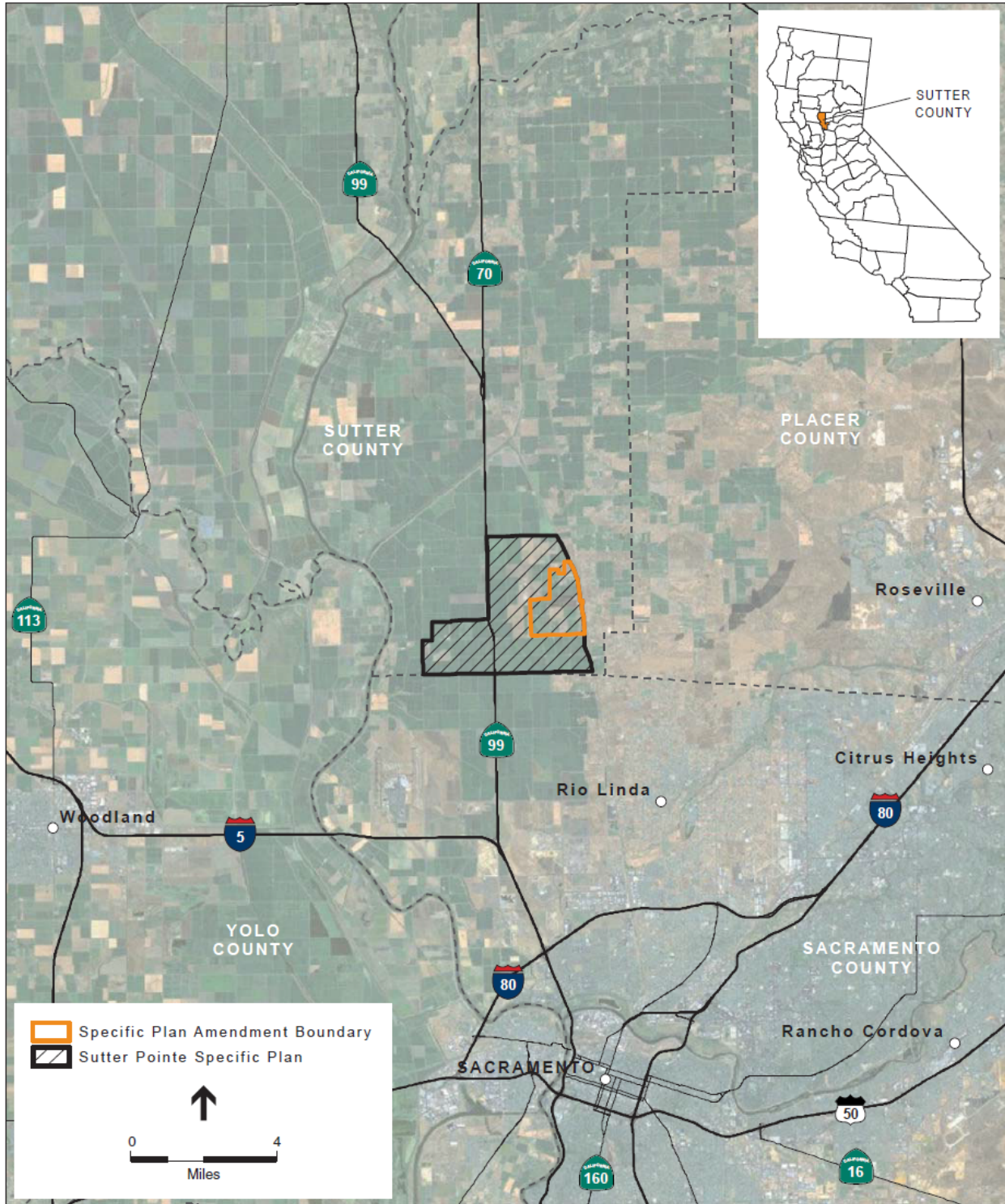
The SPSP encompasses approximately 7,528 acres in south Sutter County, immediately north of the Sutter/Sacramento County line (see **Figure 1**). It is located approximately 12 miles north of Downtown Sacramento and two miles northeast of Sacramento International Airport. The Sacramento River is situated about one mile west of the project site.

The SPSP is generally bounded by Natomas Road on the east, Powerline Road on the west, and the Sacramento/Sutter county line to the south. The northern boundary is approximately four miles north of the county line. State Route (SR) 99/70 divides the southern portion of the site and serves as the western boundary of the northern portion of the project site. Current uses consist of agriculture and industrial facilities, characterized primarily by rice fields but also a 50-acre Sysco Corporation warehouse and distribution center, a Holt Tractor manufacturing facility, and an approximately 30-acre area occupied by A&N Auto Repair and AR Readymix.

Existing land use around the SPSP is primarily agriculture in unincorporated areas of Sutter, Placer, and Sacramento counties. Sacramento International Airport and the approved and graded, but not yet constructed Metro Air Park (an industrial and business park) are located approximately two miles southwest of the project site. Nearby planned or approved developments include the Greenbriar Specific Plan project to the southwest and the Placer Vineyards Specific Plan and Elverta Specific Plan projects to the east. Implementation of the proposed Natomas Joint Vision project, a cooperative ongoing planning effort of the City and County of Sacramento, would result in a future development and conservation plan for the area immediately south of the project site.

Project History

On June 30, 2009, Sutter County certified an EIR for the SPSP, a 7,528-acre site presently in agricultural and industrial use. The SPSP allows for a maximum of 17,500 residential dwelling units (in three residential categories and one mixed-use category) on approximately 2,900 acres; approximately 49,706,000 square feet of employment-generating and other nonresidential uses on approximately 3,600 acres; elementary (K–8) and high schools and other community buildings on approximately 1,000 acres; institutional uses; local commercial uses; parks, recreational areas, open space, and detention basins; and major roads (see **Table 1**).



SOURCE: i-cubed, 1999; ESRI, 2012; ESA, 2014

Sutter Pointe Specific Plan Amendments . 130145

Figure 1
Project Location

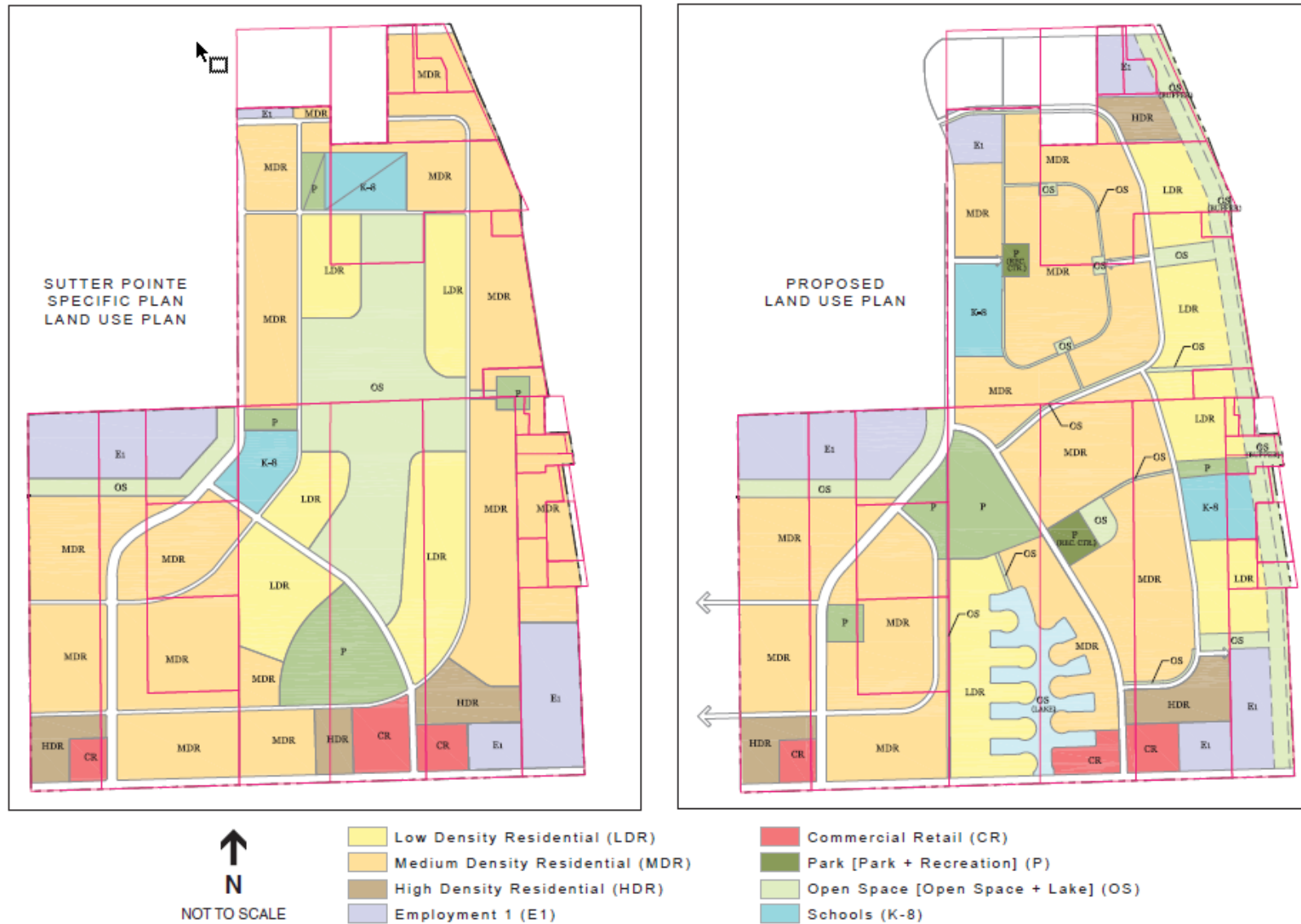
**TABLE 1
OVERALL LAND USE COMPARISON**

Land Use	Approved SPSP Land Use (in acres)	Specific Plan Amendment (in acres)
Low Density Residential (LDR)	178.2	178.2
Medium Density Residential (MDR)	582.8	582.8
High Density Residential (HDR)	48.6	48.6
Employment 1 (E1)	107.5	114.4
Commercial Retail (CR)	35.8	28.9
Park [park + recreation] (P)	62.8	68.5
Open Space [open space + lake] (OS)	187.6	184.6
Schools (K-8)	40.3	40.3
Roads	98.3	95.6
Total	1,341.9	1,341.9

South Sutter, LLC and Riego 1,700, LLC are requesting a Specific Plan Amendment for a portion of the SPSP. The proposed Specific Plan Amendment will affect 1,341.9 acres of the SPSP that are generally bordered by Sankey Road on the north, Riego Road on the south, Natomas Road on the east, and Pacific Avenue on the west. The proposed Specific Plan Amendment will change the land use and circulation network as shown on Figure 2. In summary, the Specific Plan Amendment will result in no changes in the total acres of residential uses and schools. There will be a small increase in land designated for employment uses and a comparable decrease in land designated for commercial retail uses. There will be a small increase in the amount of land designated for parks and a comparable decrease in the amount of land designated for open space and roads.

Specifically, the proposed Specific Plan Amendment will rearrange previously approved land uses within the Specific Plan Amendment area. A large, central open space area (Parcel OS-17) will be relocated and a mixture of mostly residential uses with parks and smaller open space parcels reconfigured to take its place. The displaced open space will be repositioned within the southern portion of the Specific Plan Amendment area in the form of a lake/detention basin water feature (new Parcel OS-22) and along the entire eastern boundary of the Specific Plan Amendment area in the form of a linear open space corridor (new Parcel OS-17). One school (K-8 1) will be relocated from its north-central location west, to a new site along the western border of the Specific Plan Amendment area. The other school (K-8 3) will be repositioned from its western location to a new site closer to the eastern boundary, alongside the newly relocated open space corridor.

Low density residential uses, currently approved to be located in the center of the Specific Plan Amendment area, will be moved mainly to the east, with one additional low density residential area moved to the south, adjacent to the proposed water feature. This shift of low density residential development will be intended to provide a transition between the open space areas and the medium density residential portions of the Specific Plan Amendment area. Lastly, an increase in the number of designated roads in the central and northeast portions of the Specific Plan Amendment area will provide the circulation network with more east-west connectivity and additional access throughout the northeast corner of the site.



SOURCE: Wood Rodgers, 2014

Sutter Pointe Specific Plan Amendments . 130145

Figure 2
Proposed Zoning Changes



Discussion

An Addendum to a certified environmental impact report may be prepared if only minor technical changes or additions are required, and none of the conditions identified in State CEQA Guidelines section 15162 are present. The following identifies the conditions set forth in State CEQA Guidelines section 15162.

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;
 - 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.

If none of these conditions are present, pursuant to section 15164 of the State CEQA Guidelines, an Addendum to an EIR is the proper CEQA documentation to support the proposed project action.

Environmental Analysis

This section of the addendum analyzes the potential effects on the environment of the proposed Specific Plan Amendment to determine whether any of the conditions described above, that would require preparation of a subsequent or supplemental EIR, would occur.

Issues Not Analyzed Further in this Addendum

The proposed Specific Plan Amendment constitutes a minor change in the approved SPSP. Implementation of this change would not cause a new significant impact or a substantial increase in the severity or intensity of the impacts identified in the SPSP EIR for the impacts analyzed for the following issue areas:

- agricultural resources (no change to acreage or footprint of ground disturbance);
- air quality (no changes to acreage of ground disturbance, fewer daily trips);
- climate change and greenhouse gas emissions (similar construction emissions, fewer daily trips);
- cultural, historic, and archaeological resources (no change to project footprint);
- geology, soils, minerals, and paleontology (no changes to types of development or footprint of project);
- land use, socioeconomics, and population and housing (no inhabited structures or communities would be affected, internal land uses compatible);
- noise (proposed uses placed in similar proximity to evaluated noise sources, no sensitive receptors located in the area of proposed project changes);
- public health (no change to hazardous materials routes, onsite or offsite hazardous materials conditions, proximity of development to an airport or rail line, or exposure to electromagnetic fields; similar potential for aircraft bird strike hazards and mosquito attraction);
- public services (no changes to demand for fire protection; law enforcement; public schools; libraries; judicial, public health, mental health, and social services; or parks);
- visual resources (proposed changes would be similar to previously analyzed changes to the landscape); and
- water quality (no change to water quality features).

Issues Analyzed in this Addendum

Biological Resources

The open space designation will change from 187.6 acres (as previously indicated in the EIR) to 184.6 acres, resulting in a loss of three acres of open space. The largest continuous areas of proposed open space are made up of a man-made water feature in the southern portion of the Specific Plan Amendment area (new Parcel OS-22) and an undeveloped linear open space corridor along the entire eastern boundary, adjacent to the Natomas East Main Drainage Canal (new Parcel OS-17). These proposed open space areas will replace a 166-acre open space parcel that was planned for the center of the site (Parcel OS-17). The total number of acres of land and footprint planned to be graded and disturbed under the proposed Specific Plan Amendment will be the same as analyzed under the SPSP EIR, and, thus, will not result in any increase in the loss of habitat as a result of the proposed Specific Plan Amendment. Habitat connectivity between the North Basin and Central Basin reserve units will be maintained by the preservation of the North and East Drainage Canals, and will not be adversely affected by the proposed Specific Plan Amendment.

The EIR identified significant impacts to four different species as a result of SPSP implementation. The EIR identified both direct and indirect impacts on the giant garter snake (GGS) through the removal of upland habitat, actively farmed and fallow rice fields, and aquatic corridors (canals and drains). Mitigation measures were identified for areas subject to the Natomas Basin Habitat Conservation Plan Incidental Take Permit (NBHCP ITP) and also for off-site impacts not addressed by the NBHCP ITP. Although the SPSP EIR recognized that giant garter snakes could experience increased mortality from motor vehicle activity associated with urbanization, the Specific Plan Amendment will not increase vehicular traffic above volumes analyzed in the SPSP EIR. Therefore, impacts to giant garter snake will not increase as a result of additional roadway connections in the proposed Specific Plan Amendment. The proposed Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to GGS identified in the SPSP EIR.

For the Swainson's hawk, the SPSP EIR indicated that the SPSP area does not support suitable nesting trees, and that most of the site supports low- to moderate-quality foraging habitat (e.g., rice fields). Direct and indirect impacts were found to be potentially significant. Mitigation measures were identified for areas subject to the NBHCP ITP and also for off-site impacts not addressed by the NBHCP ITP, where potential nesting habitat may occur. The proposed Specific Plan Amendment will develop 1,341.9 acres, the same acreage as analyzed under the SPSP EIR. The open space that was included in the SPSP, and will be reconfigured in the Specific Plan Amendment, was considered in the SPSP EIR to be converted from habitat to developed land with a resulting loss of habitat. Thus, the reduction of three acres of open space as a result of the Specific Plan Amendment does not change the effects on the availability of Swainson's hawk foraging habitat in the area that were described in the SPSP EIR. Therefore, the Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact identified in the SPSP EIR. The removal of the large, central tract of open space and shifting open space primarily to the eastern edge of the Specific Plan Amendment area and other land use changes will not result in a reduction of foraging habitat. The proposed Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to Swainson's hawk identified in the SPSP EIR.

For the federally-listed vernal pool invertebrates/Valley elderberry longhorn beetle, there was no suitable habitat identified within the SPSP area. However, the EIR indicated that there may be suitable habitat within off-site project features. Direct and indirect impacts on vernal pool invertebrates and/or Valley elderberry longhorn beetle related to off-site features were found to be potentially significant. With suitable habitat within off-site project features and no identified on-site suitable habitats, the proposed relocation of open space land and other land use changes will not result in a new significant impact or a substantial increase in the severity of the impact to vernal pool invertebrates/Valley elderberry longhorn beetle identified in the SPSP EIR. Nothing in the Specific Plan Amendment proposes changes to any other off-site components of the project identified in the SPSP EIR.

For special-status fish, there was no suitable habitat identified within the SPSP area. However, the EIR indicated that there may be suitable habitat within off-site project features, particularly the Sacramento River. Potentially significant direct and indirect impacts on special-status fish (e.g., Chinook salmon, steelhead, green sturgeon, Sacramento splittail, and hardhead) related to offsite features. With suitable habitat within off-site project features and no identified on-site suitable habitats, the open space relocation and other land use changes proposed will not result in a new significant impact or a substantial increase in the severity of the impact to special-status fish identified in the SPSP EIR.

The EIR identified other special-status species that may be affected as a result of SPSP implementation and that direct and indirect impacts on these species could result in significant impacts. The overall footprint of the SPSP, including the location and number of acres disturbed and the location and nature of off-site improvements under the proposed Specific Plan Amendment will be the same as analyzed under the SPSP EIR. Potentially affected species that were described in the SPSP EIR include tricolored blackbird, black-crowned night-heron, white-faced ibis, loggerhead shrike, burrowing owl, northwestern pond turtle, California tiger salamander (off-site potential only), and Western spadefoot toad (off-site potential only). White-faced ibis, tricolored blackbird, and loggerhead shrike are covered under the NBHCP ITP, which includes mitigation to reduce impacts to less-than-significant levels through avoidance and minimization measures. The SPSP EIR includes mitigation for non-NBHCP ITP species that will reduce impacts to less-than-significant levels through conducting pre-construction surveys, avoidance, establishment of buffers, habitat replacement, and acquisition of permits from applicable agencies. All of these measures will continue to be implemented with the proposed Specific Plan Amendment. With mitigation measures in place to reduce impacts on these species to less-than-

significant levels, the open space relocation and other land use changes proposed in the Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to special-status species identified in the SPSP EIR.

For special-status plants, the SPSP EIR identified the potential for rare plant occurrences within off-site project features as well as potential habitat for special-status plant species both on-site and along off-site improvement areas. The SPSP EIR determined that direct and indirect impacts to special-status plants as a result of construction of on- and off-site elements were potentially significant. The EIR includes compliance with NBHCP ITP avoidance and minimization measures for potential occurrences of covered species on-site, and identifies mitigation for potential impacts to covered and noncovered plants off-site. The location and number of acres disturbed and the location and nature of off-site improvements under the proposed Specific Plan Amendment will be the same as analyzed under the SPSP EIR. The mitigation measures identified in the SPSP EIR will continue to be implemented under the proposed Specific Plan Amendment. Thus, the land use changes proposed in the Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to special-status plants identified in the SPSP EIR because the Specific Plan Amendment will not change any off-site project components.

The SPSP EIR determined that fill of any wetlands, including areas that could be determined to be jurisdictional by the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (DFW), and/or Regional Water Quality Control Board (RWQCB), will be a direct, significant impact because these areas are considered sensitive habitats by DFW, and they provide important ecological functions and values and can support a number of special-status species. The SPSP EIR mitigation requires issuance of a Section 404/401 permit ensuring no-net-loss of wetlands by avoiding, minimizing, and mitigating impacts, and the project applicant(s) must secure federal and state permits for each phase of development, including off-site improvements. The location and number of acres of wetlands and other waters of the U.S. disturbed within the Specific Plan Amendment area, and the location and nature of off-site improvements, under the proposed Specific Plan Amendment will be the same as analyzed under the SPSP EIR, resulting in the same amount of disturbance to and fill of potentially jurisdictional wetlands and other waters of the U.S. The same mitigation imposed in the SPSP EIR will apply to the proposed Specific Plan Amendment. Therefore, the land use changes will not result in a new significant impact or a substantial increase in the severity of the impact to Waters of the U.S. identified in the SPSP EIR.

The Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to open space, special-status species or habitat, or Waters of the U.S. identified in the SPSP EIR.

Traffic

As shown in Table 1, the low, medium, and high density residential acreage will remain the same, but high density residential uses will be redistributed to a larger number of smaller parcels than under the approved SPSP. High density residential uses will be redistributed from the southern edge to the northeast corner of the Specific Plan Amendment area, providing for a more widespread configuration of high density housing throughout the Specific Plan Amendment area, as seen in Figure 2. With a more disaggregated housing layout in the Specific Plan Amendment area, traffic volumes will also be spread more evenly throughout the Specific Plan Amendment area.

The proposed Specific Plan Amendment will maintain the same vehicular connections to Riego Road, but modify internal (east-west) connections within the Specific Plan Amendment area, north of Riego Road. The Specific Plan Amendment will provide for an additional arterial roadway to establish more effective east-west connections across the site. Further, the reconfiguration of the

circulatory road network, located in the center and northern portions of the Specific Plan Amendment area, will provide more access to the northeast corner of the site. These increased and more diverse road arrangements will improve east-west connectivity through the Specific Plan Amendment area and ensure effective internal site circulation.

As indicated in **Table 2**, the Specific Plan Amendment will generate fewer daily trips when compared to the SPSP, but will generate 120 more trips during the AM peak hour as compared to the SPSP. Since the Specific Plan Amendment will result in more AM peak hour trips, the traffic study reanalyzed AM peak hour intersection operations at the two primary access intersections with Riego Road serving the Specific Plan Amendment area (Road C and Road D in the SPSP EIR) to determine if the addition of 120 AM peak hour trips will result in new impacts not disclosed in the SPSP EIR. The Specific Plan Amendment traffic analysis added all 120 trips to each intersection, a conservative assumption (i.e., on the high side), since the trips will be distributed between each intersection, and reanalyzed AM peak hour intersection operations under cumulative conditions. The Specific Plan Amendment traffic analysis determined that the addition of 120 AM peak hour trips to both Riego Road intersections will maintain an acceptable level of service (LOS) of LOS D, consistent with the findings in the SPSP EIR.

To evaluate changes to internal circulation, the Specific Plan Amendment traffic analysis compared daily traffic volume flows. The evaluation included modifying the travel demand forecasting model roadway network from the SPSP EIR with the transportation network of the Specific Plan Amendment, defining transportation analysis screenlines (i.e., groups of study roadways) to measure the effect of the Specific Plan Amendment circulation network, and comparing daily traffic flows across the selected screenlines. **Figure 3** shows the cross-sections of each of the screenlines analyzed. **Table 3** compares daily traffic flows with the SPSP and Specific Plan Amendment roadway networks across the four screenlines shown in Figure 3. This evaluation is intended to isolate potential changes in traffic flow due to changes in the roadway network. As shown in Table 3, the screenline volumes generated by the Specific Plan Amendment will be similar (slightly less) to the volumes generated by the SPSP.

Based on the land use shifts, additional arterial roads and east-west roads, and enhancements to the circulatory system within the Specific Plan Amendment area, the proposed rezone will not result in a new significant impact or a substantial increase in the severity of traffic impacts identified in the SPSP EIR.

**TABLE 2
SUTTER POINTE REZONE TRIP GENERATION**

Specific Plan Buildout Land Use		Units		Trip Ends per Unit			Trip Ends						Difference (Specific Plan Amendment - Approved SPSP Land Use)		
							Approved SPSP Land Use			Specific Plan Amendment					
Model Input	Land Use Category	Approved Land Use	Specific Plan Amendment	Daily	AM	PM	Daily	AM	PM	Daily	AM	PM	Daily	AM	PM
LDR	Single Family Dwelling Units (ITE 210)	508	508	9.57	0.75	1.01	4,861	381	513	4,861	381	513	0	0	0
MDR	Multi-Family Dwelling Units (ITE 221)	3,590	3,590	9.57	0.75	1.01	34,356	2,693	3,626	34,356	2,693	3,626	0	0	0
HDR	Low-Rise Apartment (ITE 221)	887	887	6.59	0.46	0.58	5,848	408	515	5,848	408	515	0	0	0
Retail	Retail (ITE 820)	966	858	17.00	0.40	1.50	16,422	386	1,449	14,586	343	1,287	-1836	-43	-162
Office	Office (ITE 710)	4,895	5,199	3.32	0.48	0.46	16,251	2,350	2,252	17,261	2,496	2,392	1009	146	140
Medical	Medical-Dental Office (ITE 720)	342	354	8.91	0.53	1.06	3,047	181	363	3,154	188	375	107	6	13
Manufacturing & Other	Light & Heavy Warehousing	342	354	4.19	0.18	0.15	1,433	62	51	1,483	64	53	50	2	2
Education	Office (ITE 710)	304	323	3.32	0.48	0.46	1,009	146	140	1,072	155	149	63	9	9
Total Trip Ends							83,228	6,606	8,908	82,621	6,727	8,909	-606	120	1



SOURCE: Fehr & Peers, 2014

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Figure 3
Screenline Comparison

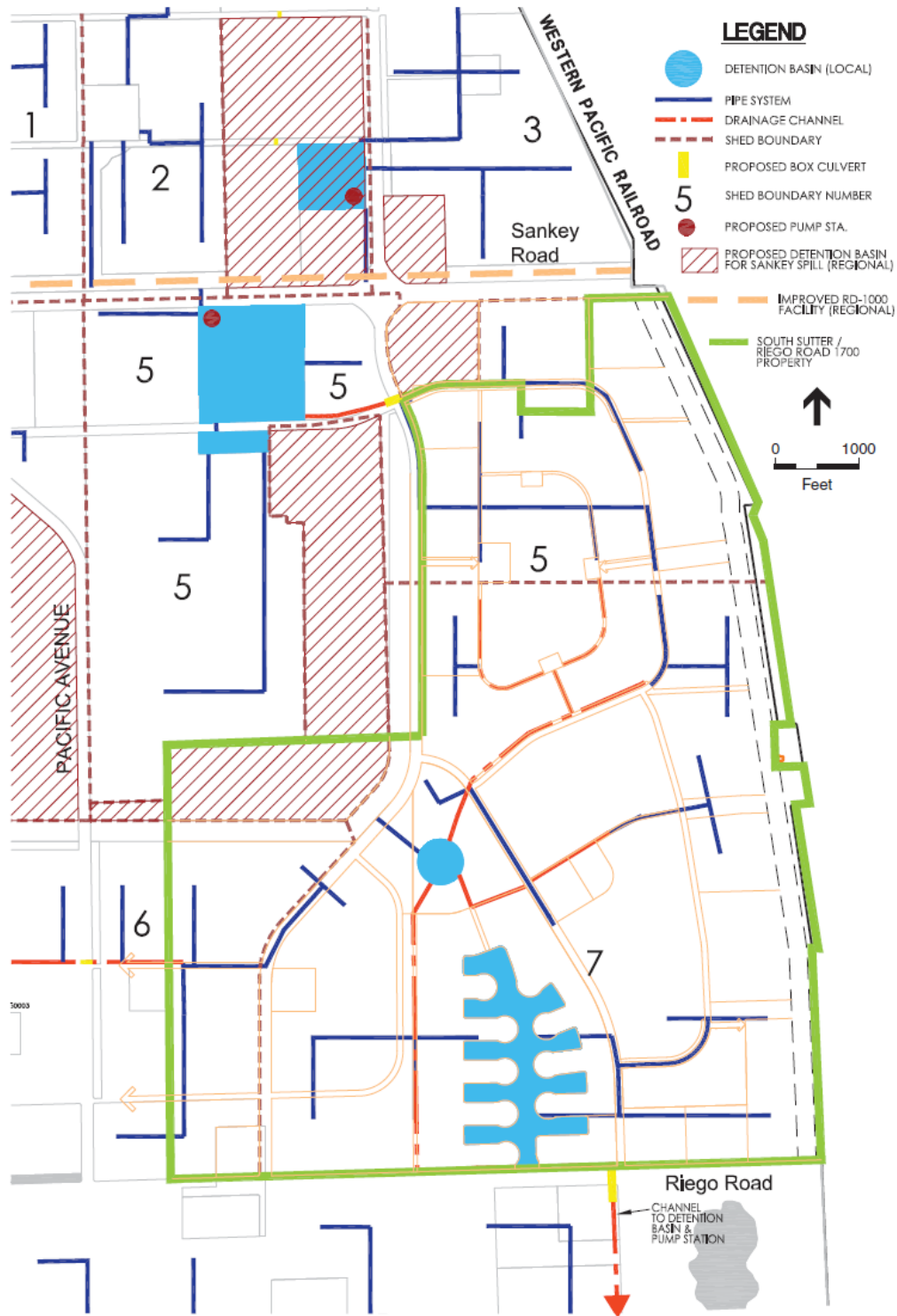
TABLE 3
SCREENLINE COMPARISON – DAILY TRAFFIC FLOWS (VOLUME)

Screenline	Approved SPSP Land Use	Specific Plan Amendment	Difference (Specific Plan Amendment – SPSP)
1	87,300	86,900	-400
2	71,100	70,300	-800
3	36,800	36,500	-300
4	10,700	9,600	-1,100

Utility System - Drainage

The properties comprising the Specific Plan Amendment area are within drainage sheds 5, 6 and 7 of the SPSP (see **Figure 4**). The drainage infrastructure of the SPSP drainage shed 7 consists of a detention basin in the Lakeshore Community Park areas of the Traditional Village south of Riego Road and drainage channels and pipe systems that extend out from the detention basin. Drainage shed 7 drains south of Riego Road via a drainage channel to the large lake/detention basin. The lake/detention basin then connects to a detention basin on the south boundary of the SPSP which includes a pump station that discharges to an existing Reclamation District 1000 (RD-1000) drainage channel.

Drainage shed 7 of the Specific Plan Amendment area includes a 40+ acre lake in the vicinity of the regional park of the approved land use plan. The regional park will be relocated north of the proposed lake. The drainage shed 7 detention basin will move north to the proposed regional park location in the Specific Plan Amendment area and continue to serve the same general area of drainage shed 7. The proposed 40+ acre lake will provide detention for the LDR/MDR/CR land uses immediately adjacent to the lake. The combined detention volume of the regional park detention basin and proposed lake will be designed to be the same as the detention volume required in the approved land use plan. The approved SPSP includes a large Open Space area that provides drainage channels to drain drainage shed 7. The Specific Plan Amendment proposes linear open space corridors to provide for the drainage channels within drainage shed 7 to convey drainage to the regional park detention basin and south to Riego Road. The Specific Plan Amendment will accommodate infrastructure consisting of drainage pipe systems, drainage channels and detention consistent with the existing SPSP drainage infrastructure. The change in location of the school site and the medium density residential site will not result in significant changes to the drainage infrastructure as both sites are within shed 7 and the school site and medium density site will have similar storm water runoff rates. These shifts in location and usage for drainage shed 7 will not result in a new significant impact or a substantial increase in the severity of the impact to drainage identified in the SPSP EIR.



SOURCE: Wood Rodgers, 2014

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Figure 4
Conceptual Drainage Plan and Shed Boundaries

Under the SPSP, drainage shed 6 will drain west via a drainage channel and pipe systems to a proposed drainage shed 6 detention basin and pump station adjacent to SR 99. The drainage shed 6 pump station will discharge to an existing RD-1000 drainage channel adjacent to SR 99. Drainage shed 5 will drain north and west via pipe systems and a drainage channel to a proposed drainage shed 5 detention basin and pump station on the south side of Sankey Road. The drainage shed 5 pump station will discharge to a proposed improved RD-1000 drainage channel on the north side of Sankey Road. The change in location of the employment site with the high density residential site will not significantly change the drainage infrastructure as both sites are within shed 5 and both sites have similar storm water runoff rates. The proposed drainage infrastructure of the approved land use for drainage sheds 5 and 6 will be adequate to serve the proposed land use of the Specific Plan Amendment and will not result in a new significant impact or a substantial increase in the severity of the impact to drainage identified in the SPSP EIR.

The SPSP did not propose an artificial lake north of Riego Road as part of the original land use plan. However, the Specific Plan Amendment proposes an artificial lake in the southern portion of the Specific Plan Amendment area. The proposed lake will have additional freeboard above the proposed lake water surface to accommodate detention storage for a 100-year storm event.

The employment and commercial/retail uses will both result in the same amount of impervious surfaces assumed in the SPSP EIR, resulting in no net increase in storm water runoff. The increase in the park acreage will result in a minor decrease in storm water runoff when compared to the equal reduction in open space and road acreage. Therefore, the Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to drainage identified in the SPSP EIR.

Utility System – Sewer Infrastructure

As discussed in the SPSP EIR, implementation of the SPSP will generate between 11.22 million gallons per day (mgd) of average dry-weather flow and 27.03 mgd of peak wet-weather flow. Based on information provided in the Sutter Pointe Specific Plan Sewer Master Plan (SPSP EIR, Appendix D), one equivalent single family dwelling unit will generate between 310 gallons per day (gpd) of average dry-weather flow and 747 gpd of peak wet-weather flow. Wastewater generated by the employment and commercial/retail land uses under the Specific Plan Amendment will be the same as described in the SPSP EIR. Minor acreage changes for parks, open space, and roads between the SPSP and Specific Plan Amendment will result in increased wastewater generation between 310 gpd and 747 gpd. Compared to the flows projected in the SPSP EIR, wastewater generation would increase by 0.0028%, a negligible amount that is equal to only one additional equivalent single family dwelling unit. The changes in land use will not increase the size of facilities or the need for additional facilities.

The existing Sewer Master Plan (SMP) identified onsite gravity sewers and sewer pump stations to serve the build-out of the four residential phases and four employment phases. The proposed land use changes do not change the total acres of residential and employment uses and therefore will not create the need for additional sanitary sewer infrastructure. Furthermore, while the Specific Plan Amendment proposes minor adjustments to project phasing, those adjustments will not affect the assumptions or conclusions in the SMP with regard to the phasing of sewer infrastructure and will not change the backbone sanitary sewer infrastructure. The sanitary sewer sheds will remain consistent with the existing SMP.

The existing SMP identified three alternatives for wastewater treatment. The land use changes proposed in the Specific Plan Amendment will not affect the assumptions or conclusions in the SMP with regard to the wastewater treatment alternatives. The existing SMP identified offsite sewer force main alignments, and the Specific Plan Amendment will not affect the assumptions or

conclusions in the SMP with regard to the offsite sewer force main alignments. The existing SMP also identified a phasing plan for sewer infrastructure. While the Specific Plan Amendment proposes minor adjustments to project phasing, those adjustments will not affect the assumptions or conclusions in the SMP with regard to the phasing of sewer infrastructure. The onsite sewer system within the Specific Plan Amendment area will have minor alignment changes due to the adjustments of roadway alignments and land uses, but the sewer infrastructure requirements will be the same as under the SPSP.

Amid these changes, the proposed land use changes will not affect the assumptions or conclusions in the SMP with regard to the phasing of sewer infrastructure. Therefore, the Specific Plan Amendment will not result in a new significant impact or a substantial increase in the severity of the impact to wastewater generation or infrastructure identified in the SPSP EIR.

Utility System – Water

Water demand generated by the employment and commercial/retail land uses under the Specific Plan Amendment will be the same as described in the SPSP EIR. Minor acreage changes for parks, open space, and roads between the SPSP and Specific Plan Amendment will result in increased water demand of 10.5 af/yr or 0.04% of the total demand of the SPSP. The increase in demand will be negligible given the size of the project. This small increase in demand will not result in a need to increase the size of facilities or the construction of additional facilities beyond those discussed in the SPSP EIR.

The existing Water Supply Master Plan identified the water supply source as a combination of existing surface water rights of Natomas Central Mutual Water Company (NCMWC) converted from existing Irrigation water to Municipal and Industrial (M&I) water and existing groundwater aquifer water. The Water Supply Master Plan analyzed the reliability of the supply in normal water years, as well as in single and multiple dry years. The analysis demonstrated that the ground and surface water supplies for the SPSP are adequate to serve the demands of the SPSP in both normal and critically dry years (single and multiple years). The proposed Specific Plan Amendment land use changes will not affect the assumptions or conclusions in the WSMP with regard to water supply alternatives.

The onsite water system infrastructure within the Specific Plan Amendment area will have minor alignment changes compared to the SPSP due to the adjustments of roadway alignments and land uses, but will not result in a new significant impact or a substantial increase in the severity of the impact to water demand or infrastructure identified in the SPSP EIR.

Utility System – Dry Utilities

The Specific Plan Amendment will not result in an increase in demand for dry utilities within the Specific Plan Amendment area when compared to the SPSP. The proposed land uses will have similar electrical, gas, telecommunication requirements in the Specific Plan Amendment area as in the approved land use plan. The onsite dry utility system infrastructure within the Specific Plan Amendment area will have minor alignment changes due to the adjustments of roadway alignments and land uses, but these minor adjustments will not result in a new significant impact or a substantial increase in the severity of the impact to dry utilities demand or infrastructure identified in the SPSP EIR.

Utility System – Phasing

The SPSP identifies four residential mixed-use community phases 1-4 and four employment phases A-D. The rezone properties are within residential phases 1, 2, and 3. The Specific Plan Amendment proposes minor adjustments to the phasing boundaries. These adjustments will not

affect the phasing plan assumptions or conclusions in the SPSP. The Specific Plan Amendment phasing program includes all the backbone and offsite facilities necessary for each phase or sub-phase to proceed.

Conclusion

The Specific Plan Amendment does not involve any of the conditions that require preparation of a subsequent or supplemental EIR. This Addendum demonstrates the proposed Specific Plan Amendment will not require major revisions to the SPSP EIR because the changes do not result in any new or substantially increased significant environmental effects. (State CEQA Guidelines section 15162 (a)(1), (2).) The proposed Specific Plan Amendment of the SPSP will not result in a new significant impact or a substantial increase in the severity of an impact identified in the SPSP EIR. (State CEQA Guidelines section 15162 (a)(3)(A), (B).) No new information of substantial importance exists that indicates that mitigation measures or alternatives previously found not to be feasible in the SPSP EIR would in fact be feasible, and would substantially reduce one or more significant effects of the Specific Plan Amendment, and that the project proponents have declined to adopt the mitigation measure or alternative. (State CEQA Guidelines section 15162 (a)(3)(C).) Furthermore, no new information of substantial importance exists that indicates that there are mitigation measures or alternatives which are considerably different from those analyzed in the SPSP EIR that will substantially reduce one or more significant effects on the environment, and that the project proponents have declined to adopt the mitigation measure or alternative. (State CEQA Guidelines section 15162 (a)(3)(D).) Therefore, based on the criteria established in sections 15162 and 15164 of the State CEQA Guidelines, an Addendum is the proper CEQA documentation for the Specific Plan Amendment.

References

- ECORP Consulting, Inc. 2014. *Sutter Pointe Specific Plan Area, Biological Resources Review for the Proposed Land Use Plan*. April 14, 2014.
- EDAW/AECOM. 2008. *Draft Environmental Impact Report Sutter Pointe Specific Plan*. December 2008.
- Fehr & Peers. 2014. *Sutter Pointe Specific Plan Rezone Evaluation*. April 8, 2014.
- Wood Rodgers. 2013. *Infrastructure Review Proposed Land Use Plan*. Revised April 18, 2014.