

# **Addendum to the City of San Pablo General Plan Environmental Impact Report**

## **1.1 OVERVIEW**

On April 18, 2011, the City of San Pablo adopted the General Plan environmental impact report (EIR), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block "E" site. The previously proposed high-density mixed-use development at the Block "E" site included the potential for commercial, office, residential, institutional, and hotel uses. After the adoption of the EIR, the property owner submitted for approval of a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block "E" site. The revised project will develop 20 residential lots exclusively within the area of the previously analyzed high-density mixed-use development. The 20-lot project will continue to be consistent with the land use and zoning for the Block "E" site specified in the General Plan, including allowed density and allowed maximum floor area ratio.

## **1.2 PURPOSE OF ADDENDUM**

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that 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 that 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.
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 that 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.

### **1.3 SCOPE AND CONTENT OF ADDENDUM**

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The City of San Pablo considered each of the environmental impacts that were analyzed in the prior EIR and focused on determining whether the modified project would result in an increase in the severity of the impacts identified in the prior EIR or would result in any new impacts not previously considered in the prior EIR.

### **1.4 CONCLUSION**

Based on review of the project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block "E" site have been fully analyzed and addressed in the previously prepared EIR and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent EIR. Existing General Plan policies and implementation measures identified in the General Plan EIR will continue to reduce the potential effects of development of the Block "E" site to less than significant levels.

With respect to traffic, the Block "E" site is less than one-quarter mile from the AC Transit Route 72, a bus route that runs every 30 minutes from 5:00 a.m. to midnight, and Route 72R, a "Rapid" version of Route 72 with fewer stops that runs every 13 minutes from 6:00 a.m. to 7:00 p.m. on weekdays and provides service between the cities of San Pablo, Richmond, El Cerrito, Albany, Berkeley, Emeryville, and Oakland. Given the site's proximity to high-quality transit, the effects related to vehicle miles traveled are considered to continue to be less than significant. Further, because the proposed project will be substantially less dense than assumed in the General Plan, effects related to development intensity will be within that assessed in the EIR.

The revised project will be consistent with the overall assumptions for development on the Block "E" site as presented in the General Plan and the project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the General Plan EIR. The circumstances under which the project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the project or the project site that will result in impacts substantially greater than discussed in the prior EIR. Therefore, no further environmental analysis is required.

**Addendum to the  
San Pablo Avenue Specific Plan  
Environmental Impact Report**

**1.1 OVERVIEW**

On September 19, 2011, the City of San Pablo adopted the San Pablo Avenue Specific Plan environmental impact report (EIR), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block "E" site. The previously proposed high-density mixed-use development at the Block "E" site included the potential for commercial, office, residential, institutional, and hotel uses. After the adoption of the EIR, the property owner submitted for approval of a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block "E" site. The revised project will develop 20 residential lots exclusively within the area of the previously analyzed high-density mixed-use development. The 20-lot project will continue to be consistent with the land use and zoning for the Block "E" site specified in the Specific Plan, including allowed density and allowed maximum floor area ratio.

**1.2 PURPOSE OF ADDENDUM**

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that 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 that 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.
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 that 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.

### **1.3 SCOPE AND CONTENT OF ADDENDUM**

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The City of San Pablo considered each of the environmental impacts that were analyzed in the prior EIR and focused on determining whether the modified project would result in an increase in the severity of the impacts identified in the prior EIR or would result in any new impacts not previously considered in the prior EIR.

### **1.4 CONCLUSION**

Based on review of the project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block "E" site have been fully analyzed and addressed in the previously prepared EIR and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent EIR. Existing policies and implementation measures identified in the Specific Plan EIR will continue to reduce the potential effects of development of the Block "E" site to less than significant levels.

With respect to traffic, the Block "E" site is less than one-quarter mile from the AC Transit Route 72, a bus route that runs every 30 minutes from 5:00 a.m. to midnight, and Route 72R, a "Rapid" version of Route 72 with fewer stops that runs every 13 minutes from 6:00 a.m. to 7:00 p.m. on weekdays and provides service between the cities of San Pablo, Richmond, El Cerrito, Albany, Berkeley, Emeryville, and Oakland. Given the site's proximity to high-quality transit, the effects related to vehicle miles traveled are considered to continue to be less than significant. Further, because the proposed project will be substantially less dense than assumed in the San Pablo Avenue Specific Plan, effects related to development intensity will be within that assessed in the EIR.

The revised project will be consistent with the overall assumptions for development on the Block "E" site as presented in the San Pablo Avenue Specific Plan and the project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the Specific Plan EIR. The circumstances under which the project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the project or the project site that will result in impacts substantially greater than discussed in the prior EIR. Therefore, no further environmental analysis is required.

# **Addendum to the Regulating Plan for “The Avenue” Mitigated Negative Declaration**

## **1.1 OVERVIEW**

On October 17, 2011, the City of San Pablo adopted the Regulating Plan for “The Avenue” mitigated negative declaration (MND), which included analysis of the potential environmental impacts associated with construction and operation of a high-density mixed-use development at the Block “E” site. The previously proposed high-density mixed-use development at the Block “E” site included the potential for a commercial, civic, or cultural anchor, and a shared parking lot or structure. After the adoption of the MND, the property owner submitted for approval of a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block “E” site. The revised project will develop 20 residential lots exclusively within the area of the previously analyzed high-density mixed-use development. The 20-lot project will continue to be consistent with the land use and zoning for the Block “E” site specified in the Regulating Plan, including allowed density and allowed maximum floor area ratio.

## **1.2 PURPOSE OF ADDENDUM**

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified EIR or adopted negative declaration shall be prepared by a lead agency if changes or additions to the document are necessary but none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR or negative declaration are applicable. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body considers the addendum with the final EIR or adopted negative declaration prior to making a decision on the project, as modified.

Section 15162 of the State CEQA Guidelines states that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration is required if one or more of the following conditions occur:

1. Substantial changes are proposed in the project that 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 that 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.
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 that 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.

### 1.3 SCOPE AND CONTENT OF ADDENDUM

This Addendum has been prepared in accordance with the requirements of the CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). The City of San Pablo considered each of the environmental impacts that were analyzed in the prior MND and focused on determining whether the modified project would result in an increase in the severity of the impacts identified in the prior MND or would result in any new impacts not previously considered in the prior MND.

### 1.4 CONCLUSION

Based on review of the project and of the previous analysis, the City of San Pablo determined that the potential environmental impacts associated with a Tentative Subdivision Map, Major Design Review, and Major Exception for a revised project on the same Block "E" site have been fully analyzed and addressed in the previously prepared MND and will not result in conditions outlined in State CEQA Guidelines Section 15162 that would require preparation of a subsequent MND. Existing policies and implementation measures identified in the MND will continue to reduce the potential effects of development of the Block "E" site to less than significant levels.

With respect to traffic, the Block "E" site is less than one-quarter mile from the AC Transit Route 72, a bus route that runs every 30 minutes from 5:00 a.m. to midnight, and Route 72R, a "Rapid" version of Route 72 with fewer stops that runs every 13 minutes from 6:00 a.m. to 7:00 p.m. on weekdays and provides service between the cities of San Pablo, Richmond, El Cerrito, Albany, Berkeley, Emeryville, and Oakland. Given the site's proximity to high-quality transit, the effects related to vehicle miles traveled are considered to continue to be less than significant. Further, because the proposed project will be substantially less dense than assumed in the Regulating Plan for "The Avenue", effects related to development intensity will be within that assessed in the MND.

The revised project will be consistent with the overall assumptions for development on the Block "E" site as presented in the Regulating Plan for "The Avenue" and the project will not result in any new significant impacts or increase the severity of any potentially significant impacts identified in the MND. The circumstances under which the project will be undertaken have not substantially changed such that new or substantially increased impacts will occur. Further, there is nothing peculiar about the project or the project site that will result in impacts substantially greater than discussed in the prior MND. Therefore, no further environmental analysis is required.