

U.S. NAVY SITE AND ITS
ENVIRONS SPECIFIC PLAN
Second Addendum to the Environmental Impact Report

SCH # 99092026

June, 2005

Prepared by:
Community Development Department
City of San Bruno

Attachment No. 7

U.S. NAVY SITE AND ITS ENVIRONS SPECIFIC PLAN

Second Addendum to the Environmental Impact Report

Date of Certification of Final Environmental Impact Report for the U.S. Navy Site and its Environs Specific Plan: January 9, 2001 (Resolution No. 2001-1)

Date of Certification of First Addendum: December 11, 2001 (Resolution No. 2001-82).

Lead Agency: City of San Bruno
567 El Camino Real
San Bruno, California 94066

Agency Contact Person: Gary Binger, Director of Planning
Telephone: (650) 616-7074

Project Title: Crossing|San Bruno Project - ECR Commercial Overlay
Project Sponsor: Martin/Regis San Bruno Associates, LLC
Project Contact Person: David Cropper
Telephone: (415) 772-5900

Project Address: West of El Camino bounded by Sneath Lane and I-380
City and County: San Bruno, San Mateo County

Background: The Crossing|San Bruno Project Site is an approximately 20-acre parcel West of El Camino bounded by Sneath Lane and I-380. The Project Site is within the area addressed by the City of San Bruno's Redevelopment Project Plan Area, which was approved in 1999. An Environmental Impact Report (EIR) for the Redevelopment Plan was certified by the City Council in May 1999 (SCH # 98112029) (Redevelopment Plan EIR). The Project Site is also within the U.S. Navy Site and its Environs Specific Plan (Specific Plan), which was approved by the City Council on January 9, 2001. An EIR for the Specific Plan was certified by the City Council on January 9, 2001 (SCH # 99092026) (Specific Plan EIR). The Specific Plan was amended and a Development Agreement approved on December 11, 2001. An Addendum to the Specific Plan EIR certified on the same date (SCH # 99092026) (First Addendum). Collectively, the Redevelopment Plan EIR, Specific Plan EIR and First Addendum are the "Existing EIRs." The Existing EIRs identified and analyzed the significant environmental impacts and appropriate mitigation measures for development of the Project Site.

M/R, in cooperation with the City of San Bruno pursuant to the terms of the ECR Commercial Project Agreement by and between the City of San Bruno ("City") and Martin/Regis San Bruno Associates, L.P. ("M/R") dated March 1, 2005 ("ECR Commercial Project Agreement") proposes to amend the Specific Plan, and make consistency amendments to the Development Agreement to insert a land use designation the "ECR Commercial Overlay" The proposed ECR Commercial Overlay provides specific use restrictions, development standards and design guidelines for the development of up to a maximum of 20,000 of high quality retail and restaurant uses on a portion of the area currently designated for hotel and up to 15,000 square feet of ancillary retail and restaurant uses pursuant to the requirements of the ECR Commercial Project Agreement. As authorized under the Development Agreement, the Development and Specific Plan requirement for the development of the remaining 6,500 square feet of

non-residential uses (such as retail, restaurant, fitness, office or similar uses) with the Multi-Family Residential Land Use Designation was waived by the City Manager in exchange for the execution of the ECR Commercial Project Agreement. The overall effect of the proposed Specific Plan and Development Agreement amendments are to shift these non-residential uses from the Multi-Family Residential area to the El Camino Real frontage adjacent to the Hotel.

In order to reduce paperwork and delay, CEQA encourages Lead Agencies to use a “previously prepared EIR when it adequately addresses the proposed project.” CEQA Guidelines, 14 Code of California Regulations (Guidelines) § 15006(f). To that end, the Guidelines provide:

“(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project *unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*

(1) Substantial changes are proposed in the project which require major revisions of the previous EIR or negative declaration *due to the involvement of new significant environmental impacts or a substantial increase in the severity of the previously identified significant effects;*

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which 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 be in face feasible and would substantially reduce 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 considered 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.

Guidelines § 15162(a) (emphasis added).

Where none of the above conditions requiring the preparation of a subsequent EIR are met, but “some changes or additions are necessary,” the Lead Agency shall prepare an Addendum to the previously certified EIR. Guidelines § 15164(a). An Addendum should include a “brief explanation, supported by

substantial evidence, of the decision not to prepare a subsequent EIR pursuant to Section 15162.” Guidelines § 15164(e). The decision-making body must then consider the Addendum in conjunction with the final EIR prior to making a decision on the project. Guidelines § 15164(d). An Addendum need not be circulated for public review, but should included in the staff report for the public hearing on the project and attached to the final EIR. Guidelines § 15164(c).

In compliance with CEQA, based on the Environmental Assessment included in the Addendum, identified the potential impacts of the proposed ECR Commercial Overlay, compared these impacts to those described in the Existing EIRs and concluded that there are no significant new impacts or new information to warrant the preparation of a subsequent or supplemental EIR. The specific details of the proposed project differ slightly from the project and alternatives described by Specific Plan EIR and First Addendum. In light of the changes in the technical details of the proposed project, this Addendum was prepared to provide this information to the decision-making body and the public.

Project Revisions

M/R proposes to insert a new “ECR Commercial Overlay” Land Use Designation into the Specific Plan to detail the location, development standards and design guidelines. As shown in **Table 1**, the total density of the site or the amount of allowable commercial space will allow for a slightly higher maximum of non-residential uses. As discussed in more detail below, will not result in any substantially greater impacts or new information to warrant the preparation of a subsequent or supplemental EIR.

Table 1		
Comparison of Non-Residential Uses Analyzed in the Specific Plan EIR and Addendum and the Revised Project		
	Project Analyzed in Specific Plan EIR and Addendum	With ECR Commercial Overlay
Non-Residential Use	<p>Office Space Flex Land Use Designation included up to 15,000 square feet of non-residential uses OR</p> <p>Multi-Family Residential Land Use Designation required a minimum of 10,000 square feet of non-residential uses and provided no defined maximum.</p> <p>Hotel Land Use Designation allowed up to 15,000 square feet of ancillary space, including a 5,000 square foot restaurant space.</p>	<p>No office space will be developed.</p> <p>3,500 square feet allowed within Multi-Family Residential.</p> <p><i>Underlying Hotel Land Use Designation:</i> Hotel and up to 15,000 square feet of ancillary non-residential space allowed, including up to 5,000 square feet of restaurant space</p> <p>OR</p> <p><i>With ECR Commercial Overlay:</i> Hotel</p>

		with 15,000 square feet of ancillary meeting space and up to 20,000 square feet of adjacent retail and restaurant space within ECR Commercial Overlay.
Maximum Allowable Non-Residential Use	Approximately 30,000 square feet with Office Flex and approx. 25,000+ square feet with Multi-Family Flex.	38,500 square feet.
Height	Hotel 90' or Seven (7) floors of hotel rooms plus a lobby level for services and a potential one-half level of parking below grade	Hotel 90' and up to 7 stories over parking ECR Commercial Overlay: 50' and up to 3 stories

ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS OF THE REVISED PROJECT

Environmental factors potentially affected:			
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.			
	Aesthetics	Agriculture Resources	Air Quality
	Biological Resources	Cultural Resources	Geology / Soils
	Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
	Mineral Resources	Noise	Population / Housing
	Public Services	Recreation	Transportation / Traffic
	Utilities / Service Systems	Mandatory Findings of Significance	

I. AESTHETICS

		Potentially Significant Impact	Less Than Significant with Incorporation of Existing EIR Mitigation Measures	Less Than Significant Impact	No Impact
I.	AESTHETICS — Would the project:				
	a) Have a substantial adverse effect on a scenic vista?				✓
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
	c) Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

Discussion:

The ECR Commercial Overlay would be subject to the same Design Guidelines the remainder of the site, and would not change the character of the site. No changes in the conclusions of the Existing EIRs are required.

II. AGRICULTURE RESOURCES

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
II.	AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
	b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
	c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

Discussion:

There are no agricultural resources at or near the Project Site, and the proposed ECR Commercial Overlay would have no impact on agricultural resources. No change to the conclusions in the Existing EIRs are required.

III. AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
III.	AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	a) Conflict with or obstruct implementation of the applicable air quality plan?		✓		

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
	c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓		
	d) Expose sensitive receptors to substantial pollutant concentrations?		✓		
	e) Create objectionable odors affecting a substantial number of people?		✓		

Discussion:

The Existing EIR mitigation measures related to Air Quality would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES — Would the project:				
	a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
	b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
	c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
	d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
	e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
	f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Discussion:

The site grading and infrastructure has been completed since certification of the Specific Plan EIR. The development of the ECR Commercial Overlay will have no impact on any biological resource. No change to the conclusions in the Existing EIRs are required.

V. CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
V.	CULTURAL RESOURCES — Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✓		
	c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
	d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion:

The Existing EIR mitigation measures related to Cultural Resources would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

VI. GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
VI.	GEOLOGY AND SOILS — Would the project:				
	a) Expose people or structures to potential substantial adverse		✓		

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
	effects, including the risk of loss, injury, or death involving:				
	• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
	• Strong seismic ground shaking?		✓		
	• Seismic-related ground failure, including liquefaction?		✓		
	• Landslides?		✓		
	b) Result in substantial soil erosion or the loss of topsoil?			✓	
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
	d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

Discussion:

The Existing EIR mitigation measures related to Geology and Soils would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

VII. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Incorporation of Specific Plan EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
VII.	HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
	b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		

		Potentially Significant Impact	Less Than Significant with Incorporation of Specific Plan EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓		
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		✓		
	f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
	g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
	h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

Discussion:

The Existing EIR mitigation measures related to Hazardous Materials would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

VIII. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
VIII.	HYDROLOGY AND WATER QUALITY — Would the project:				
	a) Violate any water quality standards or waste discharge requirements?		✓		
	b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
	c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		✓		
	d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
	e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
	f) Otherwise substantially degrade water quality?		✓		
	g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
	h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
	i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
	j) Inundation by seiche, tsunami, or mudflow?				✓

Discussion:

The Existing EIR mitigation measures related to Hydrology and Water Quality would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

IX. LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
IX.	LAND USE AND PLANNING — Would the project:				
	a) Physically divide an established community?				✓
	b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
	c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Discussion:

The Existing EIR mitigation measures related to Land Use would apply equally to the construction of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

X. MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
X.	MINERAL RESOURCES — Would the project:				
	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Discussion:

No known significant mineral resources exist at the site, and the ECR Commercial Overlay would have no impact on mineral resources.

XI. NOISE

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XI.	NOISE — Would the project:				
	a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
	b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
	c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
	d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
	f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

Discussion:

The Existing EIR mitigation measures related to Noise would apply equally to the construction and operation of the ECR Commercial Overlay and reduce any potential impacts to a less than significant level. No change to the conclusions in the Existing EIRs are required.

XII. POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XII.	POPULATION AND HOUSING — Would the project:				
	a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
	b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
	c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Discussion:

The Existing EIR analysis of the project related to Population and Housing would apply equally to the construction and operation of the ECR Commercial Overlay. The change in the amount of non-residential uses is minor, and therefore no change to the conclusions in the Existing EIRs are required.

XIII. PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XIII.	PUBLIC SERVICES —				
	a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	• Fire protection?			✓	
	• Police protection?			✓	
	• Schools?			✓	
	• Parks?			✓	
	• Other public facilities?			✓	

Discussion:

The Existing EIR analysis of the project related to Public Services would apply equally to the ECR Commercial Overlay. The change in the amount of non-residential uses is minor, and therefore no change to the conclusions in the Existing EIRs are required.

XIV. RECREATION

		Potentially Significant Impact	Less Than Significant with Incorporation of Redevelopment Plan EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XIV.	RECREATION —				
	a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	

		Potentially Significant Impact	Less Than Significant with Incorporation of Redevelopment Plan EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
	b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

Discussion:

The Existing EIR analysis of the project related to Recreation would apply equally to the ECR Commercial Overlay. The change in the amount of non-residential uses is minor, and therefore no change to the conclusions in the Existing EIRs are required.

XV. TRANSPORTATION/TRAFFIC

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC — Would the project:				
	a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		✓		
	b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		✓		
	c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
	d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
	e) Result in inadequate emergency access?			✓	
	f) Result in inadequate parking capacity?			✓	
	g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

Discussion:

The Existing EIR analysis of the project related to Traffic and Parking would apply equally to the ECR Commercial Overlay. The change in the amount of non-residential uses is minor, therefore no change to the conclusions in the Existing EIRs are required.

XVI. UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Incorporation of Specific Plan EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS — Would the project:				
	a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
	b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
	c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
	d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
	e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?			✓	
	f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?			✓	
	g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Discussion:

The Existing EIR analysis of the project related to Utilities and Service Systems would apply equally to the ECR Commercial Overlay. The change in the amount of non-residential uses is minor, therefore no change to the conclusions in the Existing EIRs are required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Incorporation of EXISTING EIR Mitigation Measures	Less Than Significant Impact	No Impact
XVII.	MANDATORY FINDINGS OF SIGNIFICANCE —				
	a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
	b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
	c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Discussion:

The ECR Commercial Overlay does not result in any mandatory findings of significance. Therefore, no change to the conclusions in the Existing EIRs are required.

DETERMINATION:

On the basis of this initial evaluation:

- ___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ___ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ___ I find that although the proposed project could have a significant effect on the environment, because

all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

- ✓ I find that because no new significant impacts would result from the project as proposed, no important changes in circumstances involving potential significant impacts have occurred since the Final Specific Plan EIR and First Addendum were certified by the City Council, and no new information has come to light that would involve the potential for new significant impacts not discussed in the Specific Plan EIR, this SECOND ADDENDUM to the Specific Plan EIR is appropriate to document the revisions.

Signature

Community Development Director, City of San Bruno

Date