



Hill Town Residential Development Project CEQA Addendum

City of Hercules Planning Commission

March 2, 2020

LSA

Purpose of CEQA

- To encourage the protection of all aspects of the environment.
- Applies to all “projects” that require discretionary approval from a public agency (*Friends of Mammoth v. Board of Supervisors*, 1972).
- **Lead Agency** - Agency with principal responsibility for approving the project is responsible for CEQA compliance. The City of Hercules is the Lead Agency for the Hill Town Project.
- CEQA requires all public agencies to:
 1. **Identify** the potentially significant environmental effects of their actions, and either,
 2. **Avoid** those significant environmental effects, where feasible, or
 3. **Mitigate** those significant environmental effects, where feasible.

Background

- 1970s: Site developed by PG&E as an oil storage, heating and pumping station
- 2005: Project applicant purchases property from PG&E
- 2008: City and applicant enter into a development and owner participation agreement (DOPA) with three amendments in following years. City approves Initial Planned Development Plan (IPDP) for the Hill Town project.
- 2009: City certifies the Final Environmental Impact Report (EIR) for the 2009 Redevelopment Plan, which evaluates two sites – Sycamore Crossing and Hill Town. The EIR evaluated the project described in the approved IPDP.
- 2015: Site remediation completed with signoff from the Regional Water Quality Control Board.
- 2019: Santa Clara Valley Housing Group (project applicant) modifies the project design and submits a new application for City approvals.

2009 EIR

Significant and Unavoidable	Less Than Significant with Mitigation	Less Than Significant	No Impact
<ul style="list-style-type: none"> • Aesthetics (scenic resources, visual character) • Air Quality (air quality plan conflict, pollutant emissions, PM10 emissions) • Noise (cumulative noise impacts) 	<ul style="list-style-type: none"> • Aesthetics (scenic views, light and glare) • Air Quality (construction emissions, greenhouse gas emissions) • Biological Resources • Cultural Resources • Geology and Soils (seismic shaking, liquefaction, landslide) • Hazards and Hazardous Materials (contaminants, petroleum pipeline) • Hydrology and Water Quality (alteration of detention features) • Noise (vehicle noise, construction noise) • Traffic (intersection impacts, cumulative impacts) • Utilities (wastewater treatment, water demand) 	<ul style="list-style-type: none"> • Air Quality (carbon monoxide concentrations, odors) • Geology and Soils (erosion, unstable soils, expansive soils) • Hydrology and Water Quality (pollutants) • Land Use • Population and Housing • Public Services • Traffic (parking, design features, transit service) • Utilities (stormwater, solid waste) 	<ul style="list-style-type: none"> • Agricultural Resources • Mineral Resources

Project Changes

- The Hill Town development envisioned by the 2009 EIR described in the Initial Planned Development Plan (IPDP 07-01) approved by the City:
 - 640 multi-family dwelling units
 - 4,000 square feet of retail commercial
 - 13 acres of passive and recreational open space
- Current project:
 - 598 multi-family dwelling units
 - 4,200 square feet of retail commercial
 - 16 acres of passive and recreational open space

Purpose of the Addendum

- Refinements to the development design constitute modifications to the 2009 Project that were not evaluated in the 2009 EIR, which necessitates subsequent environmental review under CEQA.
- Section 15162 of the CEQA Guidelines allows for an Addendum to be prepared if the changes to the project would not result in:
 - New significant effects or increase in the severity of effects
 - New or significantly different mitigation measures
- Based on the environmental analysis, an Addendum is the appropriate level of CEQA review.

CEQA Analysis

- Conducted additional technical analyses to evaluate the 2019 Project:

Biological
Resources

Cultural
Resources

Paleontological
Resources

Traffic Impact
Analysis

Air Quality and
Greenhouse Gas

Noise

- Prepared an environmental checklist comparing the impacts of the 2019 Project with the environmental analysis and conclusions provided in the 2009 EIR.

2019 CEQA Addendum

Significant and Unavoidable	Less Than Significant with Mitigation	Less Than Significant	No Impact
<ul style="list-style-type: none"> Aesthetics (scenic resources, visual character) 	<ul style="list-style-type: none"> Aesthetics (scenic views, light and glare) Air Quality (construction emissions) Biological Resources Cultural Resources Geology and Soils (seismic shaking, liquefaction, landslide) Hazards and Hazardous Materials (petroleum pipeline) Hydrology and Water Quality (alteration of detention features) Noise (vehicle noise, construction noise) Traffic (intersection impacts, cumulative impacts) Utilities (wastewater treatment, water demand) 	<ul style="list-style-type: none"> Air Quality (pollutant emissions, carbon monoxide concentrations, odors) Geology and Soils (erosion, unstable soils, expansive soils) Greenhouse Gas Emissions Hazards and Hazardous Materials (contaminants) Hydrology and Water Quality (pollutants) Land Use Population and Housing Public Services Traffic (parking, design features, transit service) Tribal Cultural Resources Utilities (stormwater, solid waste) 	<ul style="list-style-type: none"> Agricultural Resources Mineral Resources Wildfire

Findings

- The 2019 Project would result in similar effects to those of the 2009 Project.
- The 2019 Project would not result in new significant effects or effects that would be substantially more severe than those identified in the 2009 EIR.
- No new mitigation measures would be required. Some measures have been modified to bring them up to date with current regulatory requirements and to reflect existing site conditions.
- The analyses and conclusions in the 2009 EIR remain valid.

Transportation Analysis – DKS Consulting

- Traffic counts conducted at 17 intersections (AM/PM) on August 29, 2019 while school was in session.
- Used standards of significance and policies from 2018 because of DA (General Plan Circulation Element).
- Compared findings to those in 2009 EIR, no new significant impacts or mitigations that were not previously identified.
- The previous EIR identified San Pablo Avenue at Linus Pauling Drive as potentially significant, therefore a new signal will be installed with the project