

RESOLUTION NO. 102-16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
APPROVING THE ADDENDUM TO THE RICHMOND GENERAL PLAN 2030
ENVIRONMENTAL IMPACT REPORT (SCH#2008022018) FOR THE ZONING
AND SUBDIVISION REGULATIONS UPDATE AND NEW ZONING MAP**

WHEREAS, California Government Code Section 65300 requires each city and county to adopt a comprehensive, long-term general plan for the physical development of the county and/or city, and any land outside its boundaries which bears relation to its planning; and

WHEREAS, the draft Zoning and Subdivision Regulations Update and new Zoning Map is subject to the requirements of the California Environmental Quality Act, as amended (Public Resources Code Sections 21000-21178), and the California Environmental Quality Act Guidelines (California Code of Regulations Title 14, Chapter 3) (collectively, "CEQA"); and

WHEREAS, on April 24, 2012, the Council adopted the CEQA Findings of Fact, Statement of Significance, and Mitigation Monitoring and Reporting Program, and certified the Environmental Impact Report, for the Richmond General Plan 2030 (SCH#2008022018) (the "Richmond General Plan 2030 EIR"); and

WHEREAS, on April 24, 2012, the Council adopted the Richmond General Plan 2030 document; and

WHEREAS, the City's zoning and subdivision regulations have been undergoing comprehensive review and revision in order to ensure their consistency with the General Plan and state and federal laws; and

WHEREAS, the proposed Zoning and Subdivision Regulations Update is an implementing action of the Richmond General Plan 2030, included as Action LU5.A Zoning Update, which calls for the City to "update the Zoning Ordinance to establish development standards and guidelines for all land uses in accordance with the Land Use and Urban Design Element"; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the City has prepared an addendum affirming that the analysis contained in the Richmond General Plan 2030 EIR adequately addresses the potential physical impacts associated with the adoption and implementation of the draft Zoning and Subdivision Regulations Update and Zoning Map (the "Addendum"); and

WHEREAS, the Addendum demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR or negative declaration have occurred; and

WHEREAS, on October 20, 2016, the Planning Commission (the "Commission") held a public hearing to consider recommending approval of the Addendum, the draft Zoning and Subdivision Regulations Update, and Zoning Map; and

WHEREAS, the Commission adopted Planning Commission Resolution No. 16-24 recommending Council adoption of the Addendum and the proposed draft Zoning and Subdivision Regulations Update with certain edits and Zoning Map; and

WHEREAS, on November 1, 2016, the Council held a public hearing to consider approval of the Addendum, and adoption of the draft Zoning and Subdivision Regulations Update and Zoning Map, including the Commission's recommended edits.

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby find that the above recitals are true and correct and have served, together with the Agenda

Report dated November 1, 2016 as the basis for the findings and actions set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves the General Plan Update EIR Addendum, attached as Exhibit A, and incorporated herein by reference based on the following findings:

1) Based on the analysis and documentation in the Addendum and the supportive environmental checklist prepared for the proposed project, none of the situations described in CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15163 apply here. Based on the results of the supportive environmental checklist, the City has concluded that the proposed project would not result in new significant adverse impacts nor an increase in the severity of impacts identified and studied in the certified General Plan Update EIR. None of the conditions requiring a supplemental or subsequent EIR exists and the Addendum has been prepared in compliance with CEQA; and

2) The Addendum has been prepared in accordance with CEQA, and the CEQA guidelines; and

3) The Addendum has been presented to the City who has reviewed and considered the information in the Addendum and certified General Plan Update FEIR prior to approving the Zoning and Subdivision Regulations Update; and

4) The Addendum and the certified General Plan FEIR reflect the City's independent judgment and analysis.

I CERTIFY, that the foregoing Resolution was adopted by the City Council of the City of Richmond, California at a regular meeting held on November 1, 2016, by the following vote:

AYES: Councilmembers Bates, Beckles, McLaughlin, Myrick,
Pimplé, Vice Mayor Martinez, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:
TOM BUTT
Mayor

Approved as to form:
BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 102-16**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on November 1, 2016.


Pamela Christian, Clerk of the City of Richmond

Exhibit A: EIR Addendum



CITY OF RICHMOND

Zoning and Subdivision
Regulations Update

Addendum to the
Richmond General Plan Update
Final Environmental Impact Report
(SCH# 2008022018)

September 27, 2016

Prepared by

DYETT & BHATIA
Urban and Regional Planners

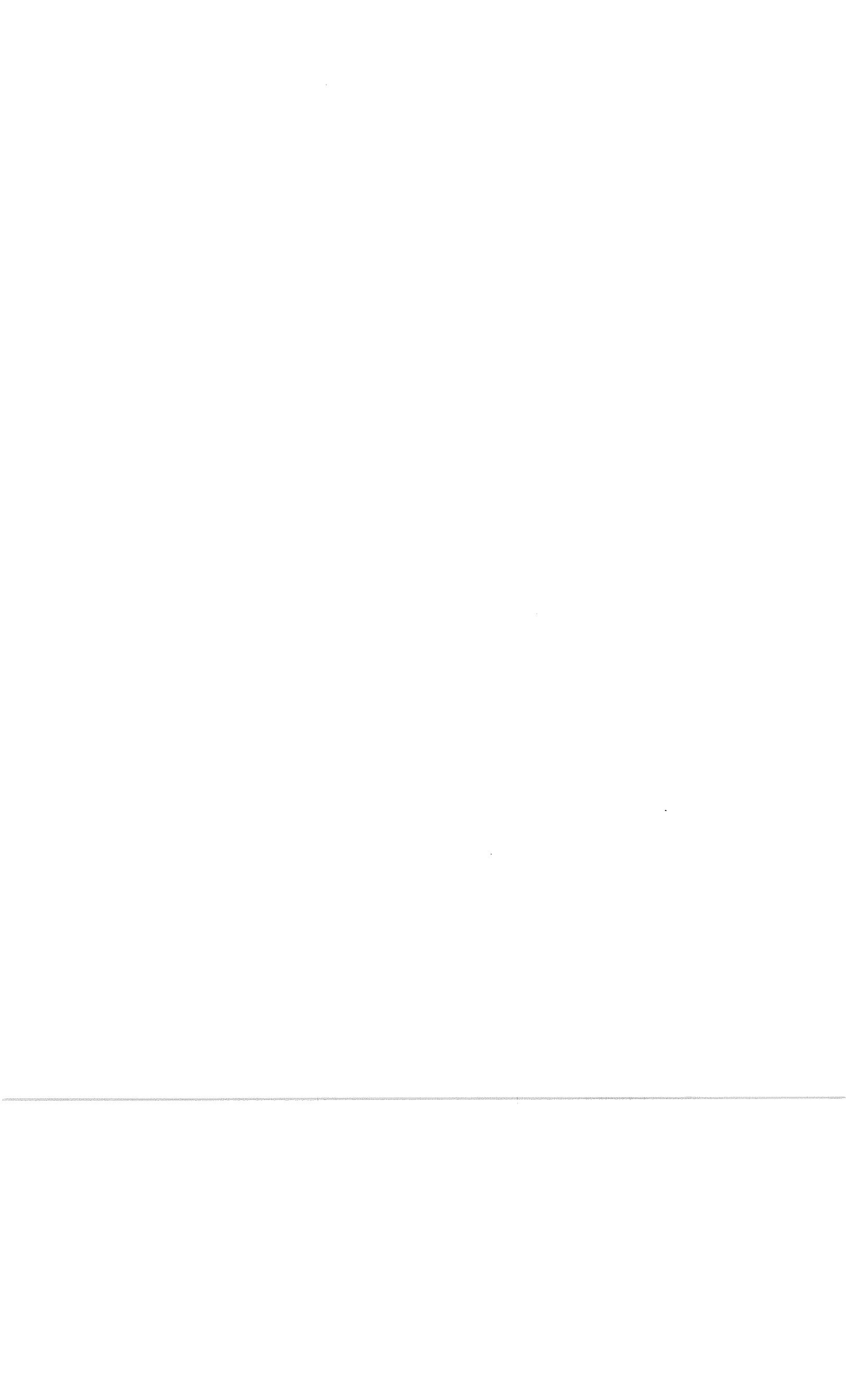


Table of Contents

1	INTRODUCTION.....	1
1.1	Purpose of Addendum and Legal Standards	1
1.2	Project Background	4
1.3	Documents Incorporated by Reference.....	5
2	PROJECT DESCRIPTION.....	6
2.1	Regional and Project Location.....	6
2.2	Background, Purpose, and Objectives of the Proposed Zoning and Subdivision Regulations.....	9
2.3	Key Provisions of Zoning & Subdivision Regulations	10
2.4	Buildout Under Proposed Regulations/Zoning Map	18
3	ENVIRONMENTAL ANALYSIS.....	22
3.1	Introduction.....	22
3.2	Land Use Consistency and Compatibility	22
3.3	Air Quality.....	24
3.4	Biological Resources.....	25
3.5	Cultural Resources	26
3.6	Climate Change/Greenhouse Gas Emissions.....	27
3.7	Geology, Soils, and Minerals	28
3.8	Hazards and Hazardous Materials.....	29
3.9	Hydrology and Water Quality.....	30
3.10	Noise.....	32
3.11	Parks and Recreation.....	33
3.12	Public Services.....	33
3.13	Public Utilities	34
3.14	Transportation and Circulation	36
3.15	Visual Resources	37
3.16	Population and Housing.....	37
4	CONCLUSION.....	39
	REFERENCES	41

List of Figures

Figure 1: Study Area.....	7
Figure 2: Proposed Zoning Map.....	15

List of Tables

Table 2.3-1: Correspondence between Base Zoning Districts and General Plan.....	12
Table 2.3-2: Acres by Proposed Zoning District	14
Table 2.4-1: Projected Population, Jobs, and Housing Units in Contra Costa County in 2030.....	19
Table 2.4-2: Vacant and Underutilized Acres by Proposed Zoning District.....	20

I Introduction

This document serves as the environmental documentation for the City of Richmond's proposed Zoning and Subdivision Regulations, including the proposed Zoning Map. This addendum to the City of Richmond General Plan Update Final Environmental Impact Report (EIR) SCH# 2008022018 demonstrates that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the City's proposed zoning update and that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

The "proposed project" being studied in this addendum is the proposed City of Richmond Zoning and Subdivision Regulations Update and the proposed Zoning Map. These proposed regulations are intended to implement the City's adopted General Plan and will replace existing zoning as well as the Interim Zoning Regulations, adopted in June, 2016. This section explains the background and purpose of the addendum, establishes its context and scope, and provides references to relevant previous environmental review documents and reports. The City of Richmond is the Lead Agency for the proposed project for purposes of environmental review under the California Environmental Quality Act (CEQA). "Lead agency" is defined by Section 21067 of CEQA as "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment."

This addendum is supported by a technical report, which was prepared to document the proposed project impacts and determine whether any new or more severe impacts could occur as a result of the proposed Zoning and Subdivision Regulations and Zoning Map. The Technical Report to Support CEQA Addendum on Proposed Zoning and Subdivision Regulations and Zoning Map is available for review at the City of Richmond Planning Division.

I.1 Purpose of Addendum and Legal Standards

Consistent with the State CEQA Guidelines, the City of Richmond has reviewed the information regarding the proposed project and determined that it is appropriate to prepare an addendum to the certified Final EIR on the General Plan Update. The primary purpose of this addendum is to satisfy CEQA requirements by fully documenting why impacts that may occur as a result of adopting the Zoning Map and implementing the proposed Zoning and Subdivision Regulations are consistent with impacts studied in the General Plan Final

EIR. The addendum describes why the proposed project would not result in a substantial increase in the severity of previously identified significant effects, or new information of substantial importance when compared to the analysis in the certified General Plan Final EIR. The proposed Zoning and Subdivision Regulations and the Zoning Map are described in Section 2 of the addendum.

Future land uses and new development allowed pursuant to the proposed Zoning and Subdivision Regulations, including alterations, additions, and intensification of use, will be subject to permitting and specific use regulations, development and design standards, and conditions of approval as governed by the proposed regulations. Additionally, all development would be subject to review on a project-by-project basis to determine compliance with CEQA. If necessary, project-level CEQA review will be required to determine project specific impacts.

CEQA Guidelines Section 15162 specifies the type of documentation required when changes are proposed to a project. CEQA Guidelines Section 15162 states:

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

(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.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Section 15164 of the CEQA Guidelines includes situations when a subsequent or supplemental EIR is not required. CEQA Guidelines Section 15164 states:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The proposed project will not require revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, adoption of this addendum will satisfy the requirements of CEQA and no further analysis is required. A city's Zoning Ordinance can be more restrictive than a General Plan, but cannot allow a greater level or completely different type of development than that described by the General Plan. The proposed Zoning and Subdivision Regulations and Zoning Map would not permit land uses of greater density or height than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Based on the analysis provided within, the addendum has concluded that adoption of the proposed Zoning and Subdivision Regulations and the Zoning Map would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects on the environment that have not been previously examined or adequately addressed in the General Plan EIR.

1.2 Project Background

The proposed Zoning and Subdivision Regulations and Zoning Map are intended to implement the City's General Plan. On April 25, 2012, the Richmond City Council certified the Richmond General Plan Update Environmental Impact Report (SCH# 2008022018) and approved the Richmond General Plan 2030. The City's General Plan 2030 contains elements addressing land use, economic development, transportation, climate change, public safety, arts and culture, and open space conservation strategies to establish the framework for population and job growth and for provision of public services and facilities. The General Plan 2030 will guide development in the city for the next 20 years. The analysis in the General Plan EIR addressed the short- and long-term impacts of the city-wide General Plan. The General Plan EIR also included analysis of alternatives and cumulative impacts associated with buildout of the General Plan. The EIR evaluated the potential for environmental impacts in the following issue areas:

- Land Use Consistency and Compatibility
- Demographics
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Geology, Soils, and Minerals
- Hazards, Public Safety, and Flooding
- Hydrology and Water Quality

- Noise
- Parks and Recreation
- Public Services
- Public Utilities
- Transportation and Circulation
- Visual Resources

Subsequent to approval of the General Plan, studies began on implementation of the General Plan. The process of updating the Zoning and Subdivision Regulations was initiated in the summer of 2015 and included a 14-month effort. Initial outreach included field research and stakeholder interviews, followed by a study session with the Planning Commission on issues and options. Additional outreach involved meetings with the Richmond Neighborhood Coordinating Councils and the Council of Industries. Community open houses also were scheduled before Planning Commission meetings on the “modules”, which were preliminary regulations prepared for public review and Planning Commission discussions. Additional briefings were scheduled to review the public draft Zoning and Subdivision Regulations.

To reach the larger Richmond community, newsletters in both English and Spanish were distributed to all households in the City and a project website was created, with links from the City’s website. This website includes easily-downloadable documents, information on past and future meetings, and a list of frequently asked questions about the project.

The City Council adopted an ordinance amending the Richmond Municipal Code to add Chapter 15.03, Interim Zoning Regulations, to Article XV, Zoning and Subdivisions, on June 21, 2016; this ordinance ensures that new development will conform with the General Plan while the proposed Zoning and Subdivision Regulations and Zoning Map are being completed.

1.3 Documents Incorporated by Reference

The General Plan Update Draft EIR (DEIR) and Final EIR (FEIR) evaluated impacts associated with the City’s General Plan, including cumulative impacts associated with future development occurring under the General Plan. These documents, in their entirety, as well as the technical reports and appendices prepared in conjunction with the previous General Plan DEIR and FEIR, are incorporated by reference into this addendum. Technical documents supporting the General Plan DEIR and FEIR and this addendum are available for review at the City of Richmond Planning and Building Services Department. The General Plan DEIR and FEIR are also available online at: www.zonerichmond.com.

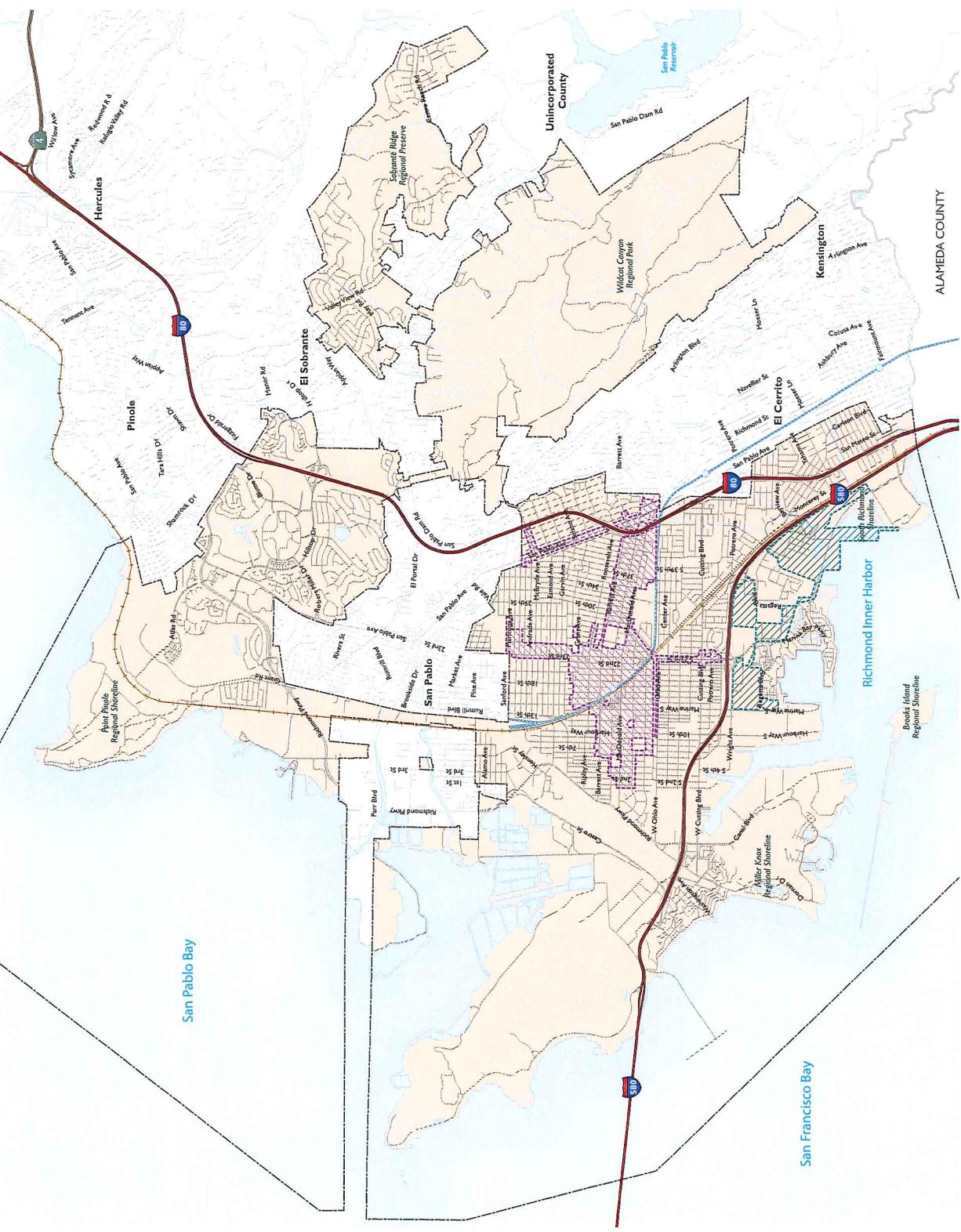
2 Project Description

The project analyzed in this addendum is the proposed City of Richmond Zoning and Subdivision Regulations, which will replace the existing Zoning and Subdivision Regulations in the Richmond Municipal Code. The proposed regulations have been developed to implement the adopted General Plan land use designations, policies and guidelines. The proposed project also includes a new Zoning Map to implement the updated zoning designations and General Plan land use designations. This project description provides background information regarding the regional location and boundaries of Richmond, as well as objectives, key themes, and components of the proposed Zoning and Subdivision Regulations. Additional details are provided in the proposed Zoning and Subdivision Regulations, which can be reviewed at www.zonerichmond.com. The City Council has directed City staff to integrate the Richmond Livable Corridors Form-based Code into the new ordinance, which will be subsequently done as a separate action.

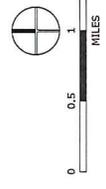
2.1 Regional and Project Location

The city of Richmond is located in western Contra Costa County, California, on the San Francisco Bay. It is east of San Francisco and north of Berkeley and Oakland. The city boundaries of Richmond include the Point Pinole Regional Shoreline in the north, Sobrante Ridge Regional Preserve in the northeast, Wildcat Canyon Regional Park in the east, and the more urbanized areas of downtown Richmond and the Richmond Harbor in the southeast and central Richmond. Between these different areas of Richmond are the City of San Pablo and the unincorporated area known as North Richmond. San Pablo is entirely surrounded by Richmond, and North Richmond is surrounded by Richmond and a small area of coastline on the San Pablo Bay. The project study area for this addendum includes the entire geographic area of the incorporated city limits (see Figure 1), which encompasses approximately 33.7 square miles or 21,568 acres.

Figure 1: Study Area



- BART Stations
- Bay Area Rapid Transit (BART)
- Railroads
- Freeways
- Major Highways
- Roads
- Form Based Code
- Richmond Bay Specific Plan
- City of Richmond
- Water/Bay/Ocean



Data Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett and Blatta, 2016

This page intentionally left blank.

2.2 Background, Purpose, and Objectives of the Proposed Zoning and Subdivision Regulations

BACKGROUND

The City of Richmond's General Plan governs the land use and physical development within the City. The General Plan sets the long-range policy for the City and provides a unified and coherent framework and vision for the future of the community. The General Plan is the primary means for guiding future land use changes in Richmond.

Zoning and subdivision regulations are the legal framework that regulates land use in Richmond. The regulations implement the General Plan vision for economic development; land use and urban design; complete streets (serving cars, trucks, public transit, bicyclists, and pedestrians); parks, schools and recreation facilities; historic preservation; conservation of natural resources and open space; and shoreline protection. The new regulations provide the basis for development decisions by the Zoning Administrator, Historic Preservation Commission, Design Review Board, Planning Commission, and City Council. They express the City's expectations and are a key tool for guiding new development so that it is consistent with and implements the General Plan and for improving the quality of life in Richmond for all residents.

Richmond's existing Zoning and Subdivision Regulations were last comprehensively updated in the early 1990s and, as a consequence, are not consistent with the current General Plan. These regulations must be revised to implement the land use and community design, health, transportation, economic development and safety policies and actions in Richmond's General Plan. Furthermore, the Zoning Map must be updated to be consistent with the land use designations established in the current General Plan and to implement the new zone districts in the proposed Zoning and Subdivision Regulations.

PURPOSE AND OBJECTIVES

The proposed Zoning and Subdivision Regulations have been prepared to implement the current General Plan and more specifically meet the following objectives:

- To organize and consolidate zoning provisions in a logical, user-friendly format with use of tables and graphics, where appropriate;
- To make zoning consistent with the General Plan and with applicable federal and State law;
- To establish standards for high quality design in the various zoning districts;
- To support economic growth, housing, transportation, conservation and natural resources, and healthy community objectives of the General Plan;
- To provide incentives for compact, pedestrian-oriented mixed use development in corridors and on infill sites;

- To clarify and, where appropriate, streamline discretionary and design review procedures and permit; and
- To continue to provide for community input and facilitate creation of a Web-based document with a user interface.

2.3 Key Provisions of Zoning & Subdivision Regulations

OVERVIEW

Consistency with the General Plan land use designations will be achieved through the Zoning Map and zoning regulations that define specific allowable uses, development standards, and permit requirements. There are new regulations for mixed use, transit-oriented and pedestrian-oriented development, creek protection and enhancement, hillside development, lighting and illumination, medical marijuana, shoreline access, street connectivity, transfer of development rights, transportation demand management, and comprehensive performance standards. Other sections of the current zoning ordinance have undergone significant expansion and revision, such as regulations for antennas and wireless communications facilities, nonconforming uses and structures, parking, and landscaping.

The proposed Zoning and Subdivision Regulations include regulations and development standards for all permitted and conditionally permitted uses allowed under the General Plan. The regulations have been streamlined to facilitate their use on an ongoing basis, as State law requires. The Zoning and Subdivision Regulations consist of nine sections (referred to as “series”) and a Zoning Map. Each of the following series includes articles for the topical areas that are addressed; the sections within the articles combine text, tables, and diagrams to describe the regulations and standards.

- **100 Series – Introductory Provisions:** Establishes the overall purposes of the Zoning and Subdivision Regulations and the Zoning Map and the general rules that govern their applicability and use. Includes definitions of key terms.
- **200 Series – Base Zones:** Specifies the allowed land uses and design standards for each of the base zones, which correspond to the land use designations in the General Plan. Commercial zoning districts in the current Zoning Ordinance are carried forward for use in General Plan-designated mixed use areas where heavy commercial, light industrial, and auto-oriented are likely to remain in the near term and need to be accommodated with zoning that will not create nonconforming uses.
- **300 Series – Overlay Zones and Planned Development:** Establishes standards that apply to each overlay zone and carries forward existing overlay zoning for Resource Management, Special Features and the Industrial Buffer Zone (formally known as the “Transition Zone”). Specific overlay zones are established for Creek Protection, Historic Districts and Landmarks, Neighborhood Conservation, and Shoreline Protection.
- **400 Series – Form-Based Zones:** Includes the Form-Based Code (FBC), as adopted by the City Council.

- **500 Series – Specific Plans:** Includes provisions for adoption and implementation of specific plans and enables these plans to be integrated into the City’s regulatory system, using existing standards and procedures wherever applicable and appropriate.
- **600 Series – Additional Use and Development Regulations:** Includes those standards that apply generally to all zones.
- **700 Series – Land Divisions, Dedications and Improvements:** Includes updated subdivision regulations to conform to the current State Subdivision Map Act.
- **800 Series – Administration and Permits:** Consolidates the administrative sections in the current Zoning and Subdivision Regulations and includes a new streamlined “common procedures” section applicable to all types of review and approval.

Three types of zoning regulations control the use and development of property, as described below:

Land Use Regulations: These regulations specify land uses permitted, conditionally permitted, or specifically prohibited in each zoning district, and include special requirements applicable to specific uses.

Development Regulations: These regulations control building density and intensity and the height, bulk, location, and appearance of structures on development sites.

Administrative Regulations: These regulations contain detailed procedures for permitting and the administration of the proposed Zoning and Subdivision Regulations, and include common procedures, processes, and standards for ministerial and discretionary permits.

PROPOSED ZONING DISTRICTS

The Zoning and Subdivision Regulations contain base zoning districts to implement the land use designations established in the General Plan: Residential Districts, Mixed-Use Districts, Commercial Districts, Industrial Districts, and Public and Semi-Public Districts. The correspondence between each of the zoning districts and the General Plan land use designations is shown in Table 2.3-1. The zoning district use regulations and development intensity/density and height standards are similar to those established for the General Plan designations.

Table 2.3-1: Correspondence between Base Zoning Districts and General Plan

<i>Short Name (Corresponding Existing Zone)</i>	<i>Full Name – Zoning District</i>	<i>General Plan Land Use Designation(s)</i>
Residential Districts		
RH (SFR-1; SFR-2)	Single Family Hillside Residential	Hillside Residential
RL1 (SFR-2)	Single Family Very Low Density Residential	Hillside Residential
RL2 (SFR-3)	Single Family Low Density Residential	Low Density Residential
RM1 (MFR-1; MFR-3)	Multifamily Residential	Medium Density Residential
RM2 (MFR-2; MFR-3)	Multifamily High Density Residential	Medium Density Residential
Mixed Use Districts		
CM-1 (SFR-3; MFR-1)	Commercial Mixed Use, Residential	Medium Intensity Mixed Use, (Residential Emphasis)
CM-2 (C-1; C-2)	Commercial Mixed Use, Neighborhood	Neighborhood Mixed Use
CM-3 (C-2; C-3)	Commercial Mixed Use, Commercial Emphasis	Medium Intensity Mixed Use, (Commercial Emphasis)
CM-4 (C-2)	Commercial Mixed Use, Gateway/Node	Medium Intensity Mixed Use (Community Nodes and Gateways)
CM-5 (C-3; CB; M-2)	Commercial Mixed Use, Activity Center	High-Intensity Mixed-Use (Major Activity Center)
LW (M-2)	Live/Work	Live/Work
Commercial Districts		
CG (C-2)	General Commercial	Medium Intensity Mixed Use, (Commercial Emphasis)
CR (C-3)	Regional Commercial	Regional Commercial Mixed Use
CC (CC; M-3)	Coastal Commercial	Marine and Waterfront Commercial
Industrial Districts		
IB (M-1)	Industrial, Business	Business/Light Industrial
ILL (M-1; CRR)	Industrial, Limited Light	Low-Intensity Business/Light Industrial; Business/Light Industrial
IL (M-1; M-2; M-3)	Industrial, Light	Business/Light Industrial; Industrial
IG (M-3; M-4; CRR)	Industrial, General	Industrial
IW (M-4)	Industrial, Water-Related	Port
Public and Semi-Public Districts		
PCI (PC)	Public, Cultural, and Institutional	Public, Cultural, and Institutional
PR (PC)	Parks and Recreation	Parks and Recreation
OS (CRR)	Open Space	Open Space
AG (EA)	Agriculture	Agriculture

The geographic locations of the proposed zone districts are shown on the Zoning Map (see Figure 2). The acreage of proposed zoning districts is summarized in Table 2.3-2. A Zoning Atlas also has been prepared showing the zoning on 17 sectional maps. This Atlas is available for review at the City of Richmond Planning and Building Services Department, City Libraries, and on the City's website for this project (www.zonerichmond.com).

The overall framework for land use planning in the General Plan is to shift to a form-based approach with more flexibility in uses, but discourage auto-oriented uses in mixed use corridors. Land uses permitted within each zone district are consistent with General Plan land use designations. The proposed Mixed Use Zoning is a new concept; however, it does prohibit industrial and auto-related commercial uses.

Overlay Districts are proposed to modify the Base Zoning District in specific locations where additional standards and review criteria are needed to implement specific policies in the General Plan.

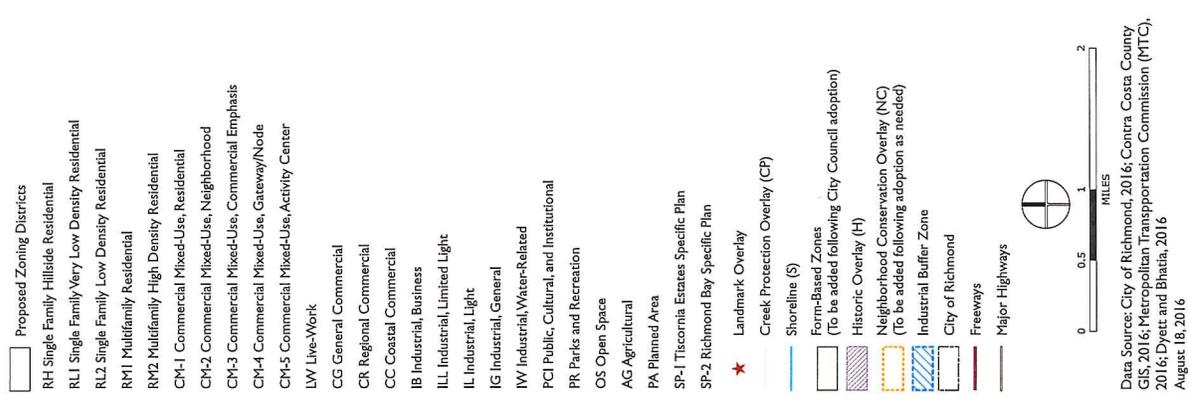
The proposed Zoning and Subdivision Regulations (hereafter referred to as the "draft regulations" or "proposed regulations") specify the land use, development density, and design standards for each of the base and overlay districts.

Table 2.3-2: Acres by Proposed Zoning District

<i>Zoning District</i>	<i>Zoning Description</i>	<i>Acres</i>	<i>% of Total</i>
RH	Single Family Hillside Residential	557.5	3.1
RL1	Single Family Very Low Density Residential	274.2	1.5
RL2	Single Family Low Density Residential	3022.3	16.6
RM1	Multifamily Residential	550.5	3.0
RM2	Multifamily High Density Residential	176.1	1.0
CM-1	Commercial Mixed-Use, Residential	64.4	0.4
CM-2	Commercial Mixed-Use, Neighborhood	47.9	0.3
CM-3	Commercial Mixed-Use, Commercial	119.4	0.7
CM-4	Commercial Mixed-Use, Gateway/Node	31.2	0.2
CM-5	Commercial Mixed-Use, Activity Center	172.4	0.9
LW	Live/Work	76.7	0.4
CG	General Commercial	85.1	0.5
CR	Regional Commercial	168.4	0.9
CC	Coastal Commercial	76.6	0.4
IB	Industrial, Business	75.2	0.4
ILL	Industrial, Limited Light	111.5	0.6
IL	Industrial, Light	1,075.0	5.9
IG	Industrial, General	2,039.6	11.2
IW	Industrial, Water-Related	460.3	2.5
PCI	Public, Cultural, and Institutional	520.5	2.9
PR	Parks & Recreation	4,082.5	22.5
OS	Open Space	1,817.8	10.0
AG	Agricultural	480.1	2.6
PA	Planned Area	863.8	4.8
SP-1	Tiscornia Estates Specific Plan	10.3	0.1
SP-2	Richmond Bay Specific Plan (excluded from "Project")	398.9	2.2
FBC	Form Based Code (excluded from "Project")	802.3	4.4
Total		18,160.6	100%



Figure 2: Proposed Zoning Map



ALAMEDA COUNTY

Richmond Inner Harbor

San Francisco Bay

San Pablo Bay

Unincorporated County



This page intentionally left blank.

APPROVAL PROCEDURES

The proposed regulations establish uniform procedures for a variety of different permits, including zoning clearance, use permits, and variances. They also establish procedures for ensuring that all permits or licenses issued by the City conform to the provisions of the Zoning and Subdivision Regulations. Design Review regulations carry forward current provisions for design review, with changes intended to respond to issues that decision-makers and stakeholders have identified. Design review will still be required for projects that require a Use Permit, with specified exceptions. Use Permits regulations establish three types of Use Permits: Administrative Use Permits, which can be approved by the Zoning Administrator, CUPs, which require Planning Commission approval; and Temporary Use Permits, which also can be approved by the Zoning Administrator. Variance regulations expand upon the specific provisions applicable to variances that are in the current code. Distinct new provisions for waivers provide an alternate means of granting relief from the regulatory requirements and will make it easier to ensure compliance with State and Federal law, including the Americans with Disabilities Act, the Federal Fair Housing Act, and the Federal Religious Land Use and Institutionalized Persons Act.

Provisions for Zoning Map, Zoning text, and General Plan amendments are included that incorporate the State Government Code's specific procedures governing these legislative decisions. The proposed provisions establish a new, streamlined procedure to enable the City to implement Government Code Sections 65864-65869.5, authorizing government entities to enter into legally binding development agreements with private parties. A new article describes the process and criteria applicable to the applications for pre-zoning and annexation of adjoining unincorporated territory. Enforcement Procedures are essentially the same as currently established, with only technical revisions proposed to consolidate and clarify requirements.

CITYWIDE AND SPECIAL PURPOSE REGULATIONS

The draft regulations also include numerous standards that apply to development citywide such as regulations for accessory structures, buffering of common lot lines, development on lots divided by district boundaries, development on substandard lots, height exceptions, fences, projections into setbacks, screening, trash enclosures, utility undergrounding, and visibility at driveways and intersections. The proposed regulations retain the bulk of Richmond's existing provisions, expanded and updated where necessary to implement the General Plan and address community concerns.

AFFORDABLE HOUSING PROGRAMS AND INCENTIVES

Current provisions for density bonuses and inclusionary housing have been carried forward, revised and reorganized so that their format is consistent with other chapters. Proposed changes are based on the General Plan and State legislation. The revisions include adjustments to applicability provisions, density bonuses, and requirements related to recent Senate and Assembly bills.

OTHER ZONING PROVISIONS

The proposed regulations include new or revised provisions for lighting and illumination, landscaping, noise limitations, transportation demand management, nonconforming uses, and parking and loading. Provisions carry forward existing performance standards with minor editing. Standards have been added to address construction management and to set time limits for certain construction activities.

The proposed regulations consolidate provisions for specific uses into one Article. Existing regulations for the following uses were edited and formatted for clarity: Accessory Uses; Adult Businesses; Commercial/Recreation and Entertainment; Emergency Shelters; Secondhand Dealers; and Service Stations. Provisions were substantially revised for some other uses. These standards implement policies in the Richmond General Plan calling for land use compatibility.

SUBDIVISION REGULATIONS

The revised Subdivision Regulations implement the General Plan, the Pedestrian Plan and the Bicycle Master Plan and reflect recent amendments to State law. Much of the City's current subdivision ordinance has been retained, with technical revisions and additions to ensure compliance with the Subdivision Map Act (SMA) and the General Plan, and to correct deficiencies in the existing ordinance. New provisions have been added for dedications, reservations and design standards related to recent Map Act Amendments and the Complete Streets Act. Standards for new condominiums have been added. Finally, a new section on judicial review and enforcement was added at the end of the code.

2.4 Buildout Under Proposed Regulations/Zoning Map

Development of vacant and underutilized land under the standards of the proposed Zoning and Subdivision Regulations is referred to as buildout. Buildout under the Zoning Map will be consistent with maximum allowable densities and intensities established by the adopted General Plan because these standards are carried forward into the zoning provisions. The Zoning Map shows how the zones and overlay districts would be applied throughout the City. These zones and overlay districts implement the Land Use and Urban Design Element of the General Plan by corresponding with the geographic boundaries in the General Plan. Also included in the Zoning Atlas prepared for public review are information pages that face each sectional map showing the General Plan land use designations and existing zoning district.

Not included on the Zoning Map, and excluded for this project for CEQA purposes, are specific regulatory proposals associated with the Form-Based Code and the Richmond Bay Specific Plan, which are being developed separately and have their own timeline for environmental review and Council consideration.

The General Plan has a 2030 horizon year for planning purposes; however, the General Plan does not specify or anticipate when buildout will occur as long-range demographic and

economic trends are difficult to predict. The designation of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with the use during the planning period, as most development will depend on property-owner initiative. Also, there is no way to determine whether future development will occur at the maximum land use density designated by the General Plan and the proposed zoning regulations, however assumptions regarding building density and intensity must be made.

The General Plan DEIR uses a “regional share” approach to projecting the 2030 build-out of the General Plan, with more specific calculations for the transportation modelling. The General Plan DEIR assumes that Richmond will capture 13 percent of the growth in Contra Costa County between 2005 and 2030. The projected population in Contra Costa County in 2030 in the General Plan DEIR was based on the 2007 Association of Bay Area Governments (ABAG) projections. In the General Plan DEIR, the projected number of jobs in 2030 was calculated from the projected population using a ratio of 0.48 jobs per person.¹

As shown in Table 2.4-1, the 2007 ABAG population projections are greater than the 2013 ABAG projections. The General Plan DEIR assumed that buildout of the General Plan would result in an additional 30,147 residents, 22,488 jobs, and 15,548 housing units in Richmond. According to the 2013 ABAG projections, growth in Contra Costa County will be less than was expected in the 2007 ABAG projections, therefore Richmond’s 2030 buildout is likely to be less than under the General Plan DEIR methodology.

Table 2.4-1: Projected Population, Jobs, and Housing Units in Contra Costa County in 2030

	<i>2007 ABAG Projection of Contra Costa County in 2030</i>	<i>2013 ABAG Projection of Contra Costa County in 2030</i>	<i>Difference between 2007 and 2013 Projections</i>
Population	1,255,300	1,224,400	-30,900
Jobs	551,530	432,730	-118,800
Households	466,430	432,430	-34,000

Source: ABAG 2013 Projections; Richmond General Plan Draft Environmental Impact Report, 2011.

The buildout calculation for the proposed Zoning Map is based on the amount of vacant land and underutilized sites with no development potential, which was determined from the City’s Geographic Information System (GIS). These statistics are shown in Table 2.4-2.

¹ City of Richmond. Prepared by PBS & J. Richmond General Plan Update Draft Environmental Impact Report. February 2011.

Table 2.4-2: Vacant and Underutilized Acres by Proposed Zoning District

Zoning District	Zoning Description	Vacant	Underutilized (0.5 or Less)*	Underutilized (0.51 to 0.75)*
RH	Single Family Hillside Residential	57.46	0	0
RL1	Single Family Very Low Density Residential	157.58	0	0
RL2	Single Family Low Density Residential	32.14	6.93	0.28
RM1	Multifamily Residential	6.34	0.63	0
RM2	Multifamily High Density Residential	16.17	0	0
CM-1	Commercial Mixed-Use, Residential	1.21	1.40	0.28
CM-2	Commercial Mixed-Use, Neighborhood	2.24	1.92	0.54
CM-3	Commercial Mixed-Use, Commercial	7.86	7.81	8.69
CM-4	Commercial Mixed-Use, Gateway/Node	0.46	1.90	0
CM-5	Commercial Mixed-Use, Activity Center	8.65	4.67	0
LW	Live/Work	10.76	1.94	0.43
CG	General Commercial	2.15	11.25	6.16
CR	Regional Commercial	4.67	9.57	0.88
CC	Coastal Commercial	0.81	0	0
IB	Industrial, Business	0.98	0	0
ILL	Industrial, Limited Light	96.77	0	0
IL	Industrial, Light	69.90	61.12	19.45
IG	Industrial, General	4.44	5.90	0
IW	Industrial, Water-Related	0	33.47	16.43
PCI	Public, Cultural, and Institutional	0	0	0
PR	Parks & Recreation	55.40	0	0
OS	Open Space	159.57	84.42	0
AG	Agricultural	114.58	0	0
PA	Planned Area	214.09	0	0
SP-1	Tiscornia Estates Specific Plan	1.58	0	0
SP-2	Richmond Bay Specific Plan	23.97	69.04	2.97
FBC	Form Based Code	11.89	14.13	13.81
Total (Excluding Form-Based Code Area)		1061.66	316.10	69.92

Note:

* AV Ratio (Improvement Value/Land Value) is only calculated for privately owned Non Residential Properties.

Using the maximum densities for residential development in each zoning district, excluding land within the area to be covered by the Form-Based Code and Richmond Bay Specific Plan, and allowing for a five percent housing vacancy factor, the buildout under the proposed Zoning Map would add about 19,500 residents to the City's existing population, which is less than the population growth assumed for the General Plan in its entirety (30,147 new residents). This means that population-related impacts associated with the proposed

Zoning and Subdivision Regulations and proposed Zoning Map will be less than those calculated in the General Plan EIR.

While buildout has been calculated for the proposed Zoning Map, it is more important to note again that the proposed regulations and the Zoning Map are consistent with the General Plan land use designations and density/FAR limits that were analyzed in the General Plan EIR.

3 Environmental Analysis

3.1 Introduction

This addendum focuses on potential impacts associated with General Plan implementation through the Zoning and Subdivision Regulations, as compared to impacts identified in the General Plan DEIR and FEIR. The analysis corresponds to the environmental issue areas presented in Chapter 3 of the General Plan DEIR. Agricultural resources are not addressed; no agricultural lands are designated for conversion under the proposed zoning regulations or Zoning Map.

Under California law, zoning and subdivision regulations must be consistent with a General Plan; adopting these regulations is one of the implementation actions for the General Plan to be undertaken following adoption. Individual development projects that require discretionary action from City decision makers will be subject to separate site-specific environmental review.

This section of the addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed Zoning and Subdivision Regulations update (the proposed project) is an activity within the scope of the General Plan Program EIR and no further CEQA environmental review is required. The analysis in this chapter focuses on the criteria under Section 15162. The analysis in each issue area section first summarizes the impacts identified in the General Plan EIR for that issue and then addresses impacts of the proposed Zoning and Subdivision Regulations and compares them to impacts in the General Plan EIR.

3.2 Land Use Consistency and Compatibility

PREVIOUSLY IDENTIFIED IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

The General Plan Update DEIR determined that implementation of the General Plan land uses and policies would not physically divide an existing community. The DEIR also concluded that implementation of the General Plan development strategy to integrate uses within the City's core areas would not result in substantial land use incompatibilities. Land use consistency and compatibility issues were addressed in detail in DEIR pages 3.1-1 through -9.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes reflected in the proposed regulations are consistent with development under the General Plan. The primary purpose of the proposed Zoning and Subdivision Regulations and Zoning Map is to implement the General Plan land uses and make the zoning regulations consistent with the General Plan provisions. Changes to the text of the zoning regulations are needed to implement General Plan policies and to eliminate various inconsistencies between the current zoning ordinance and the adopted General Plan.

As described in Section 2, Project Description, the proposed project would replace the City's existing zoning ordinance with a new code, and various zoning designations would be eliminated and/or replaced with new designations, resulting in changes to the zoning designation of some parcels, consistent with General Plan land use designations. Land uses in the vast majority of the City are expected to remain stable, such as established residential neighborhoods. Richmond's "change areas" are deemed most suitable for a shift in intended use as compared to existing conditions, and may experience substantial changes in land use and development character. They largely represent areas that are underutilized, have incompatible land uses, high potential for redevelopment, or are inconsistent with current community priorities. Each of these areas has characteristics that demand a more focused approach to land use regulation, infrastructure investment, services and redevelopment. The proposed Zoning Map tailors the zoning districts to the policies of the General Plan and matches the designations for these change areas, as shown on the General Plan Land Use Diagram. Therefore, the proposed regulations and zoning changes are consistent with the General Plan and associated impacts would not be greater than those analyzed in the General Plan EIR.

Regarding potential division of a community, a key feature of the proposed regulations is to implement the General Plan's goals for improved accessibility in existing and future neighborhoods. Thus, the proposed Zoning and Subdivision Regulations and Zoning Map would not physically divide an existing established community.

Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant land use impacts would occur beyond what was addressed in the General Plan Final EIR.

3.3 Air Quality

PREVIOUSLY IDENTIFIED AIR QUALITY IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.3-1	Implementation of the proposed General Plan could provide new sources of regional air emissions that would conflict with or obstruct implementation of the Clean Air Plan. Though all feasible mitigation measures would be implemented to reduce this impact, there is insufficient evidence to quantify the effect of those measures. Because it cannot be stated with certainty the mitigation would reduce the impact to a less-than-significant level, this impact would be considered significant and unavoidable.
Impact 3.3-2	Implementation of the proposed General Plan would result in construction and operational emissions that could contribute substantially to an existing or projected air quality violation. Though all feasible mitigation measures would be implemented, the impact of operational emissions remains uncertain and, therefore, would be considered significant and unavoidable.
Impact 3.3-3	Operational activities under the proposed General Plan would not expose sensitive receptors to substantial pollutant concentrations in excess of the established thresholds. This impact would be considered less-than-significant.
Impact 3.3-4	Implementation of the proposed General Plan would not create objectionable odors that would affect a substantial number of people. This is a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.3-17 through -31 with minor modifications made in the FEIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes reflected in the proposed regulations are consistent with the development under the General Plan. Because the anticipated development changes are consistent with the land use changes analyzed in the General Plan FEIR, it is expected that the proposed project would not result in substantially increased severity of air quality impacts beyond those analyzed in the General Plan FEIR. Furthermore, the proposed regulations, combined with the proposed Zoning Map, would result in slightly lower growth figures than the adopted General Plan (19,500 new residents rather than 30,147), which means that future vehicle miles travelled (VMT) will likely be less than identified in the General Plan DEIR. Also, the proposed regulations would serve to reduce future air quality impacts and support the Climate Action Plan (CAP) greenhouse gas reduction strategies and would further reduce the potential for air pollutant exposure with increased standards for vehicle repair facilities' spray/paint booth and hazardous waste facility distances from sensitive receptors. Additionally, the regulations include guidelines for schools' distances from fuel storage tanks, oil or gas pipelines, and hazardous waste disposal facilities. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant air quality impacts would occur beyond what was addressed in the General Plan Final EIR.

3.4 Biological Resources

PREVIOUSLY IDENTIFIED IMPACTS ON BIOLOGICAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.4-1	The proposed General Plan would not have a substantial adverse effect, either directly or through habitat modification, 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. This is considered a less-than-significant impact.
Impact 3.4-2	The proposed General Plan would not interfere substantially with the movement of 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. This is considered a less-than-significant impact.
Impact 3.4-3	The proposed General Plan would not 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 U.S. Fish and Wildlife Service. This is considered a less-than significant impact.
Impact 3.4-4	The proposed General Plan would not 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. This is considered a less-than-significant impact.
Impact 3.4-5	The proposed General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. This is considered a less-than-significant impact.
Impact 3.4-6	The proposed General Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan since none exist. As a result, the proposed project would have no impacts on adopted conservation plans.

These impacts were addressed in detail in DEIR pages 3.4-28 through -37 with minor refinements made in the FEIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The General Plan DEIR determined that all impacts related to biological resources were less than significant because of the General Plan provisions that ensure protection of sensitive species and habitats. The changes reflected in the proposed regulations are consistent with development under the General Plan. No portion of the proposed regulations would change any General Plan policies or action items related to biological resources.

The proposed Zoning Map would allow development in some areas, as shown in the General Plan, that have habitat value. However, the bulk of future development in the City would be focused on urban infill of brownfields, undeveloped urban lots, and redevelopment of underused existing development where special status species are not likely to occur. No development in natural areas, such as the eight County-designated Significant

Ecological Areas or the one area of the City that may support the Alameda whipsnake, is proposed. If any development were proposed in the vicinity of a natural area, it would have to comply with applicable state and federal regulations regarding natural resources such as project area special habitat and species surveys.

Both the proposed zoning regulations and the General Plan contain provisions to preserve and restore Richmond’s natural habitat and associated range of plants and wildlife including wetlands, baylands, riparian areas, oak woodlands and other sensitive biological resources. The proposed regulations include overlay zones for protection of creeks and the shoreline, including conservation of riparian vegetation and preservation of wildlife habitat and migration corridors. The subdivision regulations likewise protect resource areas.

Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant biological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to biological resources, as well as further CEQA analysis of project specific impacts.

3.5 Cultural Resources

PREVIOUSLY IDENTIFIED IMPACTS ON CULTURAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.5-1	Development activities associated with the proposed Richmond General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5 of the CEQA Guidelines. Because mitigation is not certain to reduce impacts to a less-than-significant level, this would be considered a significant and unavoidable impact.
Impact 3.5-2	Development activities associated with the proposed Richmond General Plan Update could cause a substantial adverse change in the significance of an archaeological resource as defined in section 15064.5 of the CEQA Guidelines or disturb human remains, including those interred outside of formal cemeteries. With the implementation of mitigation measures, this is considered a less-than-significant impact.
Impact 3.5-3	Development activities associated with the proposed Richmond General Plan Update could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. With the implementation of mitigation measures, this is considered a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.5-18 through -27.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes reflected in the proposed regulations are consistent with the development under the General Plan. The proposed Zoning and Subdivision Regulations and Zoning Map protect the historic resources identified in the General Plan through a combination of

regulatory controls and incentives for preservation. Development activities that have the potential to cause a substantial adverse change in the significance of an historical resource through demolition or alteration of a historical resource’s physical characteristics that convey its historical significance are tightly regulated, and additional criteria for their protection are incorporated into the regulations. The Richmond Historic Structures Code, which has been moved into the zoning regulations, will continue to ensure that development activities would undergo rigorous review to determine impacts on historical resources in accordance with CEQA. The new regulations also create a set of planning requirements and incentives for preservation of historic resources.

All development projects are required to comply with CEQA Guidelines Section 15064.5 and California Public Resources Code Section 5097.98, which require specific procedures if buried remains are inadvertently discovered. Adoption of the proposed Zoning and Subdivision Regulations supports this review procedure, and no additional adverse effects on human remains are likely that were not previously disclosed in the General Plan DEIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant cultural or paleontological impacts would occur beyond what was addressed in the General Plan Final EIR. All future development projects would be subject to applicable City requirements pertaining to cultural and paleontological resources, as well as further CEQA analysis of project-specific impacts.

3.6 Climate Change/Greenhouse Gas Emissions

PREVIOUSLY IDENTIFIED GREENHOUSE GAS IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.6-1	Implementation of the proposed General Plan would result in the generation of GHGs that may have a significant impact on the environment. Implementation of BAAQMD BMPs would ensure that construction emissions of GHGs would be less than significant. However, even with the implementation of all feasible mitigation measures, the impacts of operational emissions would remain uncertain and, therefore, be considered significant and unavoidable.
Impact 3.6-2	Construction and operation of the proposed project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Through the implementation of Mitigation Measures 3.3-1, 3.3-2, and 3.6-1 and General Plan Policies, it is anticipated that emissions would be reduced to a less-than- significant level and, therefore, would not be considered cumulatively considerable.

These impacts were addressed in detail in DEIR pages 3.6-13 through -32 with minor refinements made in the Final EIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The proposed Zoning and Subdivision Regulations would implement the General Plan and result in the same as, or less than, growth and VMT identified for the General Plan.

Buildout is anticipated to be slightly less than identified in the General Plan DEIR. Therefore, there would be no new greenhouse gas impacts that have not been previously disclosed, examined, or adequately addressed in the General Plan DEIR. No new greenhouse gas emissions would also mean that there would be no additional contribution to sea level rise beyond what was already considered in the General Plan FEIR. With increased standards, the proposed regulations would help reduce the City’s carbon footprint and support the CAP’s greenhouse gas reduction strategies. Development within the City of Richmond is required to comply with AB 32 and with the Richmond CAP. The CAP provides a clear roadmap to meet the 2020 target mandated by AB 32 and includes measures that will enable the City to accomplish much deeper reductions by 2030. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant climate change impacts would occur beyond what was addressed in the General Plan Final EIR.

3.7 Geology, Soils, and Minerals

PREVIOUSLY IDENTIFIED IMPACTS ON GEOLOGY, SOILS, AND MINERALS IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.7-1	Buildout of the proposed General Plan would not expose people or structures to fault rupture, strong seismic groundshaking, or seismic-related ground failure beyond an acceptable level of risk which is minimized through adherence to the California Building Code. This is considered a less-than-significant impact.
Impact 3.7-2	Adherence to the California Building Code would ensure that development under the proposed General Plan would not be subject to risk from settlement and/or subsidence of land, lateral spreading, or expansive soils, which could create risks to life and property. This is considered a less-than-significant impact.
Impact 3.7-3	Project-specific review and conformity with the City’s Hillside Preservation Ordinance would ensure that development under the proposed General Plan would not result in soil erosion that would result in long-term safety concerns or slope instability beyond an acceptable level of risk. This is considered a less-than-significant impact.
Impact 3.7-4	Development under the proposed General Plan would not result in landslide hazards beyond an acceptable level of risk. This is considered a less-than-significant impact.
Impact 3.7-5	Development under the proposed General Plan would not affect mineral resource availability. This is considered a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.7-20 through -31.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes to the zoning regulations and zoning designations are consistent with the development under the General Plan. No portion of the proposed regulations would change any General Plan policies and action items related to geology and soils. Furthermore, all structures are subject to stringent building codes established in State and local regulations

regarding seismic safety, landslides, settlement and expansive soils. In addition to Building Code regulations, existing General Plan policies and implementing actions regulate land use, development standards, and construction practices to reduce the risk to humans and property in the event of an earthquake or other seismic activity. The land use designations will be implemented by the proposed Zoning Map.

Also, there are existing State and local regulations established to minimize erosion. Erosion control standards are set by the RWQCB through administration of the National Pollution Discharge Elimination System (NPDES) permit process for storm drainage discharge. At the local level, the existing General Plan includes numerous measures to minimize soil erosion.

The proposed zoning regulations implement the General Plan land uses and are consistent with General Plan provisions. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant geological, soil, or mineral impacts would occur beyond what was addressed in the General Plan Final EIR.

3.8 Hazards and Hazardous Materials

PREVIOUSLY IDENTIFIED IMPACTS ON HAZARDOUS MATERIALS IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.8-1	Implementation of the proposed General Plan would involve the routine use, storage, transportation, and disposal of hazardous materials in existing and proposed land uses. However, it would not create a significant hazard to the public or the environment. As a result, the proposed General Plan would have a less-than-significant impact with respect to use, storage, handling and disposal of hazardous materials.
Impact 3.8-2	Development under the proposed General Plan would include demolition or renovation of existing structures that could contain asbestos-containing materials, lead-based paint, PCBs, or other building materials containing hazardous substances that could expose people or the environment to risks associated with those materials. However, project-specific review and implementation of best management practices and project-specific mitigation measures would ensure that these activities would not result in 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. As a result, this is considered a less-than-significant impact.
Impact 3.8-3	There are locations within the City that are included on the list of hazardous materials sites (Cortese List) compiled pursuant to Government Code section 65962.5, as well as other locations where hazardous materials related environmental contamination may be present, but the site is not yet listed. However, the existing regulatory framework and City requirements to address contaminated sites would reduce exposure hazards to the public or the environment to less than significant.

These impacts were addressed in detail in DEIR pages 3.8-14 through -24.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes to the zoning regulations are consistent with the development presumed under the General Plan. No portion of the proposed project would change any of the General Plan policies and action items related to hazards and human health nor would the physical setting related to hazardous materials be altered from that analyzed in the General Plan EIR. Additionally, all future development projects would be subject to all applicable local, state, and federal regulations regarding the transportation, use, and disposal of hazardous materials as well as regulations regarding sites with contaminated soil or groundwater. Because the proposed Zoning and Subdivision Regulations carry forward existing review procedures and also establish specific performance standards for the use, handling, storage and transportation of hazardous wastes, no new or increased severity of significant hazard impacts would occur beyond what was addressed in the General Plan FEIR. Moreover, the proposed Zoning Map rezones 308 acres of land in Point Orient, Point Molate, and Point San Pablo and along the City’s southern shoreline west of the I-80, which could be developed for industrial uses, to an open space district. This rezoning will further reduce the geographic potential for the transport, use and handing of hazardous materials, which is an environmental benefit. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant hazard and hazardous materials impacts would occur beyond what was addressed in the General Plan Final EIR.

3.9 Hydrology and Water Quality

PREVIOUSLY IDENTIFIED IMPACTS ON HYDROGEOLOGY AND WATER QUALITY IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.9-1	Development under the proposed General Plan would not result in violation of waste discharge requirements (WDRs), because of existing measures to ensure compliance with the WDRs and the proposed policies and implementing actions included as part of the General Plan. This is a less-than-significant impact.
Impact 3.9-2	New development under the proposed General Plan would not be expected to substantially reduce groundwater recharge or increase groundwater use within the City. This is a less-than-significant impact.
Impact 3.9-3	Construction and operation of development under the proposed General Plan could substantially alter drainage patterns that could result in substantial erosion or siltation. Implementation of General Plan Policies and Implementing Actions would render this impact less than significant.
Impact 3.9-4	Implementation of the proposed General Plan could alter drainage patterns and cause or contribute to increased runoff and flooding. This impact is less than significant.
Impact 3.9-5	Buildout of the proposed General Plan could increase the amount of runoff and pollution in runoff. This impact is less than significant.
Impact 3.9-6	Construction and operation of development under the proposed General Plan could contribute to groundwater quality degradation. This impact is less than significant.

Impact 3.9-7	Construction and operation of development under the proposed General Plan could expose people and structures to 100-year flood hazards. However, existing and proposed flood hazard regulations, policies, and implementing actions of the proposed General Plan would reduce risks to acceptable levels. The impact would be less than significant.
Impact 3.9-8	Development within the City could be subject to dam failure inundation and sea level rise flood hazards. Implementation of General Plan Policies and Implementing Actions would render this a less than significant impact.
Impact 3.9-9	The proposed General Plan would require infrastructure improvements to accommodate increased stormwater runoff and drainage needs, the construction of which could result in physical impacts. However, standard construction measures and Best Management Practices would reduce impacts to less than significant. This is a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.9-17 through -38 with minor refinements made in the FEIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The proposed Zoning and Subdivision Regulations would support the policies and implementing actions of the General Plan. Consistent with General Plan policies and State law, the proposed regulations would require that new development is designed to minimize impacts on water quality from increased runoff volumes and discharges from pollutants. In addition, both the General Plan and the proposed regulations include groundwater protection measures and stormwater management requirements. The regulations include new requirements for water-efficient landscaping based on the State’s model ordinance; these will reduce water use by an estimated 20 percent according to State studies and also will reduce runoff and discharges of pollutants, consistent with State regulations. All future development would be subject to State and local regulations regarding stormwater discharge, sedimentation, drainage alteration, construction practices, and water quality.

As noted above, buildout under the proposed Zoning and Subdivision Regulations and Zoning Map is anticipated to be slightly less than identified in the General Plan DEIR and the locations of land uses would be consistent with land use designations in the General Plan. Thus, there would be no new causes for substantial depletion or interference with groundwater recharge, water quality degradation, increased runoff or flooding, increased sources of pollutant discharge, seiche, tsunami, or mudflow, or exacerbation of sea level rise effects that have not been previously examined or adequately addressed in the General Plan EIR.

Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant hydrology or water quality impacts would occur beyond what was addressed in the General Plan Final EIR.

3.10 Noise

PREVIOUSLY IDENTIFIED NOISE IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.10-1	Construction activities associated with the future land use changes under the proposed General Plan could generate noise levels that temporarily exceed acceptable noise levels. Implementation of noise limits in the City of Richmond Municipal Code would limit the exposure of sensitive receptors to temporary or periodic increases in noise levels. However, because noise from construction activities could exceed allowable noise levels, this is considered a significant and unavoidable impact.
Impact 3.10-2	Construction of future new land uses under the proposed General Plan could generate or expose persons or structures to temporary groundborne vibration. Though it is unlikely that vibration would exceed levels of mere annoyance for short periods, the potential for impacts on sensitive uses renders this impact significant and unavoidable.
Impact 3.10-3	Implementation of the proposed General Plan could expose sensitive receptors to noise levels in excess of the existing noise standards established by the City. There are no known feasible measures to reduce train noise below a level of significance; this impact would be significant and unavoidable.
Impact 3.10-4	Operation of new land uses under the proposed General Plan would not generate and expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels. This is considered a less-than-significant impact.
Impact 3.10-5	Operation of new land uses under the proposed General Plan would generate increased local traffic volumes that would cause a substantial permanent increase in ambient noise levels in the project vicinity. While implementation of General Plan policies would reduce impacts on sensitive receptors, the impact would remain significant and unavoidable.

These impacts were addressed in detail in Draft EIR pages 3.10-19 through -35 with minor refinements made in the FEIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The changes to the zoning regulations are consistent with the development presumed under the General Plan. No portion of the proposed project would change any of the General Plan policies related to noise or noise exposure nor would the physical setting related to noise be altered from that analyzed in the General Plan EIR. The proposed regulations include requirements for specific noise-generating activities and authority to require acoustical studies when a project would locate a noise source with the potential to exceed the noise standards. These requirements are new and would ensure that residents' noise exposure is limited to the levels specified in Article 15.04.605 of the regulations. Because the proposed Zoning and Subdivision Regulations include new controls and the Zoning Map would only enable the same amount of construction and operational activities identified for the General Plan, at the locations for new development specified in the General Plan. Therefore, no new significant environmental effect or a substantial increase in the severity of previously

identified significant noise impacts would occur beyond what was addressed in the General Plan Final EIR.

3.11 Parks and Recreation

PREVIOUSLY IDENTIFIED IMPACTS ON PARKS AND RECREATION IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.11-1	Implementation of the proposed General Plan would increase the use of existing neighborhood and regional parks or other recreational facilities but would not substantially accelerate or result in substantial physical deterioration of the facilities. This is considered a less-than-significant impact.
Impact 3.11-2	Implementation of the proposed General Plan would not create a demand for the construction or expansion of park facilities beyond that anticipated in the General Plan. This is considered a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.11-7 through -13.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

Buildout under the proposed Zoning and Subdivision Regulations and Zoning Map is anticipated to be slightly less than identified in the General Plan DEIR and therefore use of existing parks and the demand for new parks would be the same as, or less than, the estimated effects in the General Plan FEIR. The parkland dedication standard that would be applied through the Subdivision Regulations to new residential development within the City would ensure that parkland is created in conjunction with population growth and that existing park resources are not overused. The City also would continue to impose development impact fees under the Subdivision Regulations to fund parks and recreation. Existing General Plan policies would further reduce the potential for impacts on parks and recreation facilities. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant parks and recreation impacts would occur beyond what was addressed in the General Plan Final EIR.

3.12 Public Services

PREVIOUSLY IDENTIFIED IMPACTS ON PUBLIC SERVICES IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.12-1	Implementation of the General Plan Update would increase the demand for fire protection and emergency services and/or create a demand for additional fire stations, department personnel, and/or equipment, but would not reduce the level of protection. This is considered a less-than-significant impact.
Impact 3.12-2	Implementation of the General Plan Update would increase the demand for police protection services and create a demand for additional police stations, department personnel, and/or equipment, but would not reduce the level of protection. This is

	considered a less-than-significant impact.
Impact 3.12-3	Implementation of the proposed General Plan could generate additional students, but the demand for new school facilities would be fully mitigated with required payment of school fees. As a result, this is considered a less-than-significant impact.
Impact 3.12-4	Implementation of the proposed General Plan would create an additional demand for library services, but would not result in a substantial adverse environmental impact associated with the provision of new or physically altered libraries or the need for new or physically altered libraries. This is considered a less-than-significant impact.

These impacts were addressed in detail in DEIR pages 3.12-9 through -20.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The proposed Zoning and Subdivision Regulations and Zoning Map do not create higher intensity or different land uses than established in the General Plan, and therefore do not create additional demand for public services beyond the demand evaluated in the General Plan DEIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant public service impacts would occur beyond what was addressed in the General Plan Final EIR.

3.13 Public Utilities

PREVIOUSLY IDENTIFIED IMPACTS ON PUBLIC UTILITIES IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.13-1	Implementation of the proposed General Plan would not require or result in the construction and/or expansion of water supply facilities, the construction of which could cause significant environmental impacts, or require water supplies in excess of existing entitlements. This is considered a less-than-significant impact.
Impact 3.13-2	Implementation of the proposed General Plan would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. This is considered a less-than-significant impact.
Impact 3.13-3	Implementation of the General Plan Update could require the construction or expansion of wastewater treatment facilities or collection systems that could cause significant environmental impacts, absent project-specific mitigation measures. Because it is not certain that project-specific mitigation would reduce all impacts to a less-than-significant level, this is considered a significant impact.
Impact 3.13-4	Implementation of the proposed General Plan would not result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the project's demand in addition to the provider's existing commitments. This is considered a less-than-significant impact.
Impact 3.13-5	Implementation of the proposed General Plan could result in the generation of additional solid waste, but there is sufficient landfill capacity to accommodate the increased demand for solid waste service. This is considered a less-than-significant impact.
Impact 3.13-6	Implementation of the proposed General Plan would comply with all applicable

	federal, state, and local statutes and regulations related to solid waste. This is considered a less-than-significant impact.
Impact 3.13-7	Implementation of the General Plan would increase the demand for electricity and natural gas, but would not require or result in the construction of new energy production or transmission facilities, the construction of which could cause a significant environmental impact. This is considered a less-than-significant impact.
Impact 3.13-8	Implementation of the proposed General Plan would not result in the wasteful or inefficient use of energy. This is considered a less-than- significant impact.

These impacts were addressed in detail in DEIR pages 3.13-8 through -28.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The proposed Zoning and Subdivision Regulations and Zoning Map do not create higher intensity or different land uses than established in the General Plan, and therefore do not create additional demand for public utilities beyond the demand evaluated in the General Plan DEIR. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant public utility impacts would occur beyond what was addressed in the General Plan Final EIR.

3.14 Transportation and Circulation

PREVIOUSLY IDENTIFIED IMPACTS ON TRANSPORTATION AND CIRCULATION IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.14-1	The proposed General Plan may result in traffic congestion that exceeds the previous City of Richmond traffic LOS standard of LOS D, as well as CCTA and WCCTAC LOS and MTOS standards. Because it is not certain that project-specific mitigation measures would reduce impacts to a less-than-significant level, this is a significant and unavoidable impact.
Impact 3.14-2	The proposed General Plan's Planned Roadway Improvements would improve mobility and safety for all modes, fulfilling the proposed General Plan's goals and policies regarding safety and provision of a multi-modal circulation system. This is a less-than-significant impact.
Impact 3.14-3	Implementation of the proposed General Plan would produce higher demand for transit service, potentially exceeding the capacity of transit service providers. This is a significant and unavoidable impact.
Impact 3.14-4	Implementation of the proposed General Plan would provide enhanced facilities to serve pedestrians and bicyclists, increasing connectivity and safety for these modes. Therefore, the project would result in no impact.
Impact 3.14-5	The proposed General Plan would reduce the potential for conflicts at rail/roadway crossings, improving safety for all modes. Therefore, the result would be no impact.
Impact 3.14-6	The proposed General Plan would increase congestion and reduce travel speeds on various roadways throughout the City, including some that are on primary emergency response routes (i.e. freeways and arterials). This is a significant and unavoidable impact.

These impacts were addressed in detail in DEIR pages 3.14-27 through -52 with minor refinements made in the FEIR.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The proposed Zoning and Subdivision Regulations, combined with the proposed Zoning Map, do not create higher intensity or different land uses than established in the General Plan, thus the impacts on traffic, transit, and emergency response would be the same as, or less than, evaluated in the General Plan EIR. Furthermore, the proposed regulations would serve to reduce future transportation plan impacts and support the Climate Action Plan's greenhouse gas reduction strategies, with new standards for pedestrian access, bicycle racks, and public transit access, and new Transportation Demand Management (TDM) requirements. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant transportation impacts would occur beyond what was addressed in the General Plan Final EIR.

3.15 Visual Resources

PREVIOUSLY IDENTIFIED IMPACTS ON VISUAL RESOURCES IN THE RICHMOND GENERAL PLAN FINAL EIR

Impact 3.15-1	Development activities associated with the proposed General Plan could have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. Though project-specific mitigation measures would be implemented, this remains a significant and unavoidable impact.
Impact 3.15-2	The development of the proposed General Plan could create a new source of substantial of light or glare that would adversely affect day or nighttime views in the area. Though all available mitigation would be implemented, this remains a significant and unavoidable impact.

These impacts were addressed in detail in DEIR pages 3.15-7 through -20.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

Although the proposed Zoning and Subdivision Regulations would allow an increase in maximum building heights for development in the designated “change” areas, as defined in the General Plan, these proposed changes are consistent with and implement the provisions of the adopted General Plan. The proposed regulations would establish increased design standards, new design guidelines, and the imposition of general site regulations. Future land uses and new development that occur pursuant to the proposed Zoning and Subdivision Regulations would be required to conform to all applicable regulations, property development and performance standards, and design standards that address the preservation of public scenic vistas, including those set forth in the proposed regulations and the General Plan. The proposed regulations would not result in new or more severe impacts related to light and glare. The proposed regulations contain specific provisions regarding prevention of light and glare impacts. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant visual resource impacts would occur beyond what was addressed in the General Plan Final EIR.

3.16 Population and Housing

PREVIOUSLY IDENTIFIED IMPACTS IN THE RICHMOND GENERAL PLAN FINAL EIR

(No Impact Number)	Buildout under the General Plan would induce 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).
--------------------	--

Impacts on population and housing were addressed in DEIR pages 3.2-1 through 3.2-8; growth-inducing impacts were addressed on pages 4-6 through 4-9.

PROPOSED ZONING AND SUBDIVISION REGULATIONS AND ZONING MAP

The General Plan DEIR estimated that buildout of the General Plan by the year 2030 would result in a population of 132,847, an increase of 30,147 from 2005. Development under the proposed Zoning and Subdivision Regulations and Zoning Map is estimated to result in 19,500 new residents. Therefore, implementation of the proposed Zoning and Subdivision Regulations and Zoning Map would not result in higher levels of growth or more concentrated growth than identified for the General Plan. Furthermore, the proposed project, by itself, does not propose or authorize any development. Future development that occurs pursuant to the proposed Zoning and Subdivision Regulations and Zoning Map would be required to conform to all applicable regulations, performance standards and design standards that would minimize or avoid the adverse physical impacts of growth. Infill and redevelopment, as allowed by the proposed zoning regulations and Zoning Map, could result in the replacement of some existing housing. It is not anticipated that there would be substantial removal of housing, and replacement housing would be constructed in conformance with the zoning provisions. Similarly, substantial numbers of people would not be displaced by future development. The proposed regulations include provisions for protection of existing rental dwelling units and affordable housing incentives, ensuring that adequate housing will continue to be provided within the City. Therefore, no new significant environmental effect or a substantial increase in the severity of previously identified significant population and housing impacts would occur beyond what was addressed in the General Plan Final EIR.

4 Conclusion

The City of Richmond, acting as the lead agency, determined that an addendum is the appropriate environmental document under CEQA, because the proposed Zoning and Subdivision Regulations and Zoning Map would not require revisions to the adopted General Plan or its associated EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the General Plan Update EIR.

The Richmond General Plan Update EIR includes an analysis of the potential physical effects of development of the General Plan, including growth that could occur through buildout of the General Plan. The proposed Zoning and Subdivision Regulations and Zoning Map implement and are consistent with the land uses and policies in the General Plan that were analyzed in the General Plan EIR. The proposed regulations would not result in any new or more severe impacts beyond what was addressed in the General Plan FEIR.

There are no changed circumstances or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Thus, these circumstances and information would not result in new or more severe impacts beyond what were addressed in the General Plan Final EIR and would not meet any other standards under CEQA Guidelines Section 15162(a)(3). No additional analysis is required based on the following findings.

First, as addressed in the analysis, the proposed project does not make changes to the existing policies and actions in the General Plan. The proposed Zoning and Subdivision Regulations are consistent with the General Plan. Overall, the proposed project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR (State CEQA Guidelines Section 15162[a][1]) that would require major revisions to the General Plan Final EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the General Plan Final EIR.

Second, the City is not aware of any substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City of Richmond not contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in Section 3, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in October 2003) that identifies: a new significant impact (condition “A” under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition “B” State CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” State CEQA Guidelines Section 15162[a][3]). None of the “new information” conditions listed in the State CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

State CEQA Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

References

- CARB (California Air Resources Board). 2014. First Update to the AB 32 Scoping Plan.
<http://www.arb.ca.gov/cc/scopingplan/document/updatedscopingplan2013.htm>.
Last accessed July 8, 2016.
- City of Richmond. 2016. City of Richmond Climate Action Plan Public Review Draft.
- City of Richmond. 2012. City of Richmond General Plan.
- City of Richmond. 2011. City of Richmond General Plan Draft Environmental Impact Report.
- City of Richmond. 2011a. City of Richmond General Plan Final Environmental Impact Report.

This page intentionally left blank.

DYETT & BHATIA
Urban and Regional Planners

755 Sansome Street, Suite 400
San Francisco, California 94111
☎ 415 956 4300 📠 415 956 7315
www.dyettandbhatia.com