

**The California Environmental Quality Act  
(CEQA) Section 15162 Findings:**

**Application: Site Utilization Plan Revision #4 to Planned Development \$72 – Environmental Review #21-18**

**Assessor Parcel Number or Location:** Assessor’s Parcel Numbers (APN): 231-040-004 & 231-040-005

**Previous Initial Study/EIR Reference:** Initial Study #19-28 for General Plan Amendment #19-03 and Site Utilization Plan Revision #3 for Planned Development #72.

**Original Project Date:** General Plan Amendment #19-03 and Site Utilization Plan Revision #3 for Planned Development #72 were adopted on January 21, 2020.

**Section A - Previous Studies**

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Substantial changes are proposed in the project that will require major revisions of the previous project 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** The proposed Site Utilization Plan Revision modifies the existing plan to incorporate a car wash, additional retail space, and expand the multi-family housing proposed by 52 units. At the same time, the hotel and office uses have been reduced significantly to accommodate for these changes along with the changes in market demand. Because of the offset of these changes and the general consistency with the approved plans, the changes are not substantial enough to warrant major revisions or represent significant environmental effects.

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** There have been no changes in the circumstances under which the project is undertaken that would require major revisions in the previous EIR. There are no new significant environmental effects or substantial increases in the severity of previously identified environmental effects.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. New information of substantial importance that 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, has been revealed? (If “Yes” is checked, go to Section “B” below) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** There is no new information of substantial importance that was not known and could not have been known with the reasonable diligence at the time the previous EIR was adopted.

**Section B - New Information**

- |   |                                 |   |
|---|---------------------------------|---|
| A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.   | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.  | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| 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.           | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| 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. | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |

**Comment/Finding:** The proposed Site Utilization Plan Revision is substantially consistent with the stated plan in the approved GPA and SUP Revision, no significant new information is present as a result of this application.

**On the basis of this evaluation, in accordance with the requirements of Section 15162 of the CEQA Guidelines:**

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|-------------------------------------|--|
| <input type="checkbox"/>            | 1. It is found that subsequent negative declaration will need to be prepared.  |
| <input type="checkbox"/>            | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| <input type="checkbox"/>            | 3. That a subsequent EIR will need to be prepared.                             |
| <input checked="" type="checkbox"/> | 4. No further documentation is required.                                       |

Date: July 23, 2021

Prepared By:



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 Michael Hren, AICP  
 Principal Planner