San Mateo Executive Office Park Modification PA 15-008
3000-3155 Clearview Way
(APN 041-361-120/130)
Addendum to the San Mateo Executive Office Park (PA 11-072)
Initial Study/Negative Declaration dated May 12, 2015

A. INTRODUCTION

This environmental document is an Addendum to the San Mateo Executive Park Initial Study/ Negative Declaration, adopted on February 12, 2013, by the Planning Commission of the City of San Mateo (the "ND"). The program studied in the ND and approved by the Planning Commission on February 12, 2013. That program includes:

- A new office building which is 3 stories, approximately 100,000 sf, and 42 ft in height to the plateline;
- A new parking structure which is 5 levels, approximately 120,000 sf, 42 ft in height to the plate line with 666 parking spaces;
- A total of 1,177 parking spaces provided onsite; and
- 60% open space.

The Project Applicant has changed from Lowe Enterprises Real Estate Group to Embarcadero Capital Partners, LLC.

Since adoption of the ND, refinements and modifications to the previously Original Project have been proposed (the "Revised Project"). These include the following:

- Additional Parking - A 6th level of parking is proposed to the approved 5 level parking structure which would add 125 additional parking spaces providing excess parking supply above and beyond the City's minimum parking requirements.
- Outdoor Amenity - An approximately 5,800 square foot outdoor amenity area is proposed. This outdoor plaza area includes seating and tables which requires the reconfiguration of 13 surface parking spaces. The subject 13 parking spaces conflict with the footprint of the outdoor amenity area and were re-located to a nearby triangular landscape island (see Sheets L1 (Original Project) and (Revised Project) of the project plans). This triangular island also serves as a Storm Water Treatment area and those calculations were adjusted accordingly. Twelve additional trees are to be planted in the subject outdoor plaza area and two additional trees are proposed in the storm water treatment island. No trees are proposed for removal under the Revised Project. The Revised Project also includes additional open space compared to the Original Project.

The Project Applicant submitted fully developed Site Plan and Architectural ("SPAR") plans, which provide more detailed project information. Section E.2 below outlines refinements to the project included in the SPAR-level plans. The purpose of this Addendum is to address these proposed refinements in the context of the ND. As demonstrated in this Addendum, the ND continues to serve as

the document required under the California Environmental Quality Act ("CEQA") for assessing the environmental impacts of the Revised Project.

B. BACKGROUND

The City of San Mateo prepared the ND to address potentially significant environmental impacts resulting from the project. The range of potential environmental effects assessed included aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The ND found that all impacts are less than significant. In approving the Original Project, the City of San Mateo imposed Conditions of Approval.

C. PURPOSE OF ADDENDUM

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. (CEQA Guidelines sec. 15162(c).) The Revised Project, however, does require further discretionary approval, including a SPAR, Site Development Permit and a Vesting Tentative Parcel Map. Accordingly, the Lead Agency must determine whether a Subsequent EIR or ND is required for the Revised Project.

CEQA Guidelines Sections 15162 and 15164 set criteria for that determination. If the following criteria are all true, then a Subsequent EIR or ND is not required, and an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in Section A, above, the modifications to the Original Project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the ND. Nor are there any previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) [new information of substantial importance] is present. Therefore, an Addendum is appropriate. The City has prepared this Addendum to address the environmental effects of the Revised Project vis a vis the Original Project.

D. CONCLUSIONS

The conclusions of the analysis in this Addendum remain consistent with those made in the previously-adopted ND. Specifically, based upon substantial evidence in the light of the whole record:

- No substantial changes are proposed in the Original Project that will require major revisions of the ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the Revised Project is undertaken that will require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- No 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 ND was adopted shows that:
    - The Revised Project will have one or more significant effects not discussed in the ND;
    - Significant effects previously examined will be substantially more severe than shown in the ND;
    - No 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 Revised Project, but the Project Applicant declines to adopt them.

(See CEQA Guidelines sec. 15162(a).) Therefore, the lead agency has determined to prepare this Addendum. (Id., subd. (b).)

E. PROJECT DESCRIPTION

The Revised Project includes office uses within the range of uses and square footage identified in the Original Project. The Revised Project includes the following:

- A new office building which is three stories, approximately 100,000 sf and 42 ft in height to the plateline;
- A new parking structure which is 6 levels, approximately 167,000 sf, 53’5” in height to the plateline with 817 parking spaces;
- A total of 1,328 parking spaces provided onsite; and
- 61% Open Space.

For a detailed comparison of the Revised Project and the Original Project please refer to Section E.2 below.

E.1 PROJECT LOCATION AND SETTING

The project site is approximately 22 acres. The existing buildings (approximately 270,000 sf gross) and site improvements are clustered within approximately 12.5 acres, preserving approximately 9.5 acres of open space on the site. Five occupied three-story office buildings (Buildings A,B,C,E,F) are located on the site with one vacant building (Building D) previously utilized as a restaurant.

State Route 92 is located adjacent to the project site. Apartments and condominiums are located across West Hillsdale Boulevard from the project site. A pre-school is located across Clearview Way and the College of San Mateo is located to the northwest of the project site. Surrounding land uses include a mix of Major Institution/Special Facility, and Low Density Multi-Family. The project site has a land use designation of Executive Office.

E.2 PROJECT REFINEMENTS SINCE NEGATIVE DECLATION ADOPTION

The revised project provides a surplus of parking spaces by way of 125 additional parking spaces on a new 6th level of parking added to an approved 5 level parking structure, 14 additional trees and landscape plantings are proposed, as well as, additional open space including, but not limited to a 5,800 square foot outdoor amenity area with tables and chairs.

F. ENVIRONMENTAL ANALYSIS

The following comparative analysis has been undertaken pursuant to CEQA Guidelines Sections 15162 and 15164, to provide the City with the factual basis for determining whether any changes in the Original Project, changes in circumstances, or new information since the ND was adopted require preparation of a Subsequent EIR, MND or ND.

The refinements to the Original Project under the Revised Project are described in Section E (Project Description), above. The environmental analysis provided in the ND remains current and applicable to the Revised Project in areas unaffected by the refinements for the environmental topics, as listed below:

- **Aesthetics:** The proposed refinements would not result in additional impacts to aesthetic resources beyond those identified in the ND. The building footprint of the Revised Project continues to be contained almost entirely within the existing developed building envelope thereby minimizing impacts on open space areas. The parking structure under the Revised Project continues to be set into the hillside to minimize view impacts in the project vicinity and in the surrounding areas as illustrated in the Revise Project Photomontage, Project Plan Sheet A1.3. Therefore the visual impacts from the resulting buildings would be substantially the same as those under the Original Project. Under the Revised Project additional landscape enhancements are proposed for the garage with the introduction of climbing vines and additional trees are proposed for the outdoor amenity area. No additional trees are proposed for removal. As was the case for the Original Project, impacts would be less than significant with the conditions of approval included as part of the Revised Project. No new mitigation measures are required for the proposed refinements.

- **Agriculture and Forestry Resources**: The proposed refinements would not result in additional impacts to agriculture beyond those identified in the ND because there are no prime, unique, or statewide important farmlands in the project study area. The ND did not identify any impacts to agricultural uses; therefore, mitigation was not required. No new mitigation measures are required for the Revised Project, either.

- **Air Quality**: The proposed refinements would not result in additional impacts to air quality beyond those identified in the ND. The background conditions, construction, equipment mix, and works hours identified in the ND have not changed significantly, and the proposed refinements would not result in any operational changes to the project once constructed. Therefore, as described in the ND, the project would not exceed any Bay Area Air Quality Management District ("BAAQMD") standards or contribute to air quality deterioration beyond BAAQMD projections. As was the case for the Original Project, impacts would be less than significant with the conditions of approval included as part of the Revised Project. No new mitigation measures are required for the proposed refinements.

- **Biological Resources**: The proposed refinements would not result in additional impacts to biological resources beyond those identified in the ND would not increase impacts to biological resources, either directly or indirectly. The Revised Project would include planting 14 additional trees and would require no additional tree removals. As was the case for the Original Project, impacts would be less than significant with the conditions of approval included as part of the project. No new mitigation measures are required for the proposed refinements.

- **Cultural Resources**: The Site is located in a "low-sensitivity" archaeology zone, and there are no known historic resources located at the Site. Although the probability of finding any cultural resources present at the Site is minimal, the conditions of approval prescribed in the ND as part of the Original Project would still be applicable and necessary to reduce any potential impacts under the Revised Project. As was the case for the Original Project, these would be no impact with the conditions of approval included as part of the Revised Project. No new mitigation measures are required for the proposed refinements.

- **Geology and Soils**: The proposed refinements would not result in substantially different geophysical impacts beyond those identified in the ND. While the Revised Project involves proposed refinements to the Original Project, these changes do not represent a substantial deviation from the project analyzed in the ND, and the conclusions of the ND remain valid. Compliance with applicable code standards and seismic requirements identified in the ND will continue to reduce geotechnical concerns to no impact. No new mitigation measures are required for the proposed refinements.

- **Greenhouse Gas Emissions:** The Revised Project would result in a similar duration and intensity of construction activities relative to the Original Project. The conditions of approval prescribed in the ND as part of the Original Project would still be applicable and necessary to reduce any potential impacts under the Revised Project. As was the case for the Original Project, these impacts would be less than significant with the conditions of approval included as part of the Revised Project. No new mitigation measures are required for the proposed refinements.

- **Hazards and Hazardous Materials:** The Revised Project would not increase risks related to hazards or hazardous materials relative to the Original Project. The proposed refinements would still not require mitigation to address potential hazards associated with removal of asbestos-containing materials, lead-based paint residues, mercury and PCB-based materials, as applicable. As with the Original Project, and given the similarity in overall construction activities and identical operational characteristics, the Revised Project would not result in new or greater impacts in this regard. No new mitigation measures are required for the proposed refinements.

- **Land Use and Planning:** The Revised Project will meet the same land use and planning goals, objectives, and policies as the studied and approved Original Project, and still proposes to implement a Transportation Demand Management ("TDM") Program with annual reporting to the City's Zoning Administrator that would meet the requirements of the Original Project's Conditions of Approval.

- **Mineral Resources:** The proposed refinements would not result in additional impacts to mineral resources beyond those identified in the ND, and because the Site is not located within an area of known mineral resources, either of regional or local value, the ND did not identify any impacts to mineral resources; therefore, mitigation was not required. No new mitigation measures are required for the proposed refinements.

- **Noise/Vibration:** The Revised Project would not result in additional impacts due to noise or vibration beyond those identified in the ND. The proposed refinements to the Original Project would not result in design or operational changes to the project site or surrounding area from that analyzed in the ND. The overall intensity, equipment mix, duration, and proximity to sensitive receptors would not be significantly different than that assumed for the Original Project. Accordingly, while conditions of approval would still be necessary to address short-term noise increases in the project area and for expected operational impacts, no new mitigation measures are required for the Revised Project.

- **Population and Housing:** The Revised Project would not have any effect on population, housing, or employment in the City or region at large, as is the case for the Original Project. No adverse impacts would occur in this regard. No new mitigation measures are required for the proposed refinements.

- **Public Services:** The proposed refinement to the Original Project would not result in additional impacts to public services/utilities beyond those identified in the ND, because they would not result in operational changes to the project beyond those evaluated in the ND for the Original Project. The ND did not identify any potentially significant impacts to public services; therefore, mitigation was not required. The conditions of approval related to impact fees prescribed in the ND as part of the Original Project would still be applicable and necessary to reduce any potential impacts under the Revised Project. As was the case for the Original Project, the anticipated

nominal increase in demand would be no impact with the conditions of approval included as part of the Revised Project. No new mitigation measures are required for the proposed refinements.

- **Recreation:** The proposed refinements will not result in additional impacts to recreation beyond those identified in the ND. The ND did not identify any permanent impacts to recreational resources; therefore, mitigation was not required. Accordingly, no new mitigation measures are required for the proposed refinements.

- **Transportation/Traffic**: The Original Project relied on the analysis of the 2012 Traffic Study by Hexagon Transportation Inc., the City's Traffic Consultant. Because no change or increase in office square footage is proposed no new trips would be generated under the Revised Project. Additionally, a 2014 Traffic Study was prepared by Hexagon which confirmed that existing traffic conditions have not changed since the 2012 Traffic Study. The potential impacts of the Revised Project with regard to trip generation and traffic counts would be essentially the same as under the Original Project. As impacts under the Revised Project would be similar to the Original Project, impacts would be less than significant in this regard with the conditions of approval included as part of the Revised Project and no mitigation measures are required.

- **Utilities and Service Systems:** The Revised Project would not require or result in the construction or expansion of any public utilities beyond those required for the Original Project. Temporary short-term and operational demands on public utilities or other infrastructure would not measurably change under the Revised Project, and, therefore, impacts would be less than significant. No new mitigation measures are required for the proposed refinements.

- **Mandatory Findings of Significance:** The potential impacts of the Revised Project with regard to biological resources, cultural resources, and direct and indirect effects on human beings would be essentially the same as under the Original Project. As impacts under the Revised Project would be similar to or reduced relative to the Original Project, impacts would be less than significant in this regard and no mitigation measures are required.

F.1 CONCLUSIONS

Based on the information provided above, the proposed refinements to the Original Project would not result in a measurable increase in environmental impacts over what was previously analyzed in the ND. Although the Revised Project entails such refinements, no new significant impacts have been identified, nor is the severity of newly identified impacts substantially greater than the conclusions of the ND. Based upon this substantial evidence, the Revised Project would not result in a substantial change in the conclusions and analysis included in the ND.