

**ADDENDUM TO THE NEWARK GENERAL PLAN TUNE UP PROGRAM  
ENVIRONMENTAL IMPACT REPORT (SCH 2013012052) FOR THE NEWPARK  
PLACE SPECIFIC PLAN.**

**INTRODUCTION**

The City of Newark (City) certified a Environmental Impact Report (EIR) for the General Plan Update (State Clearinghouse No. 2013012052, December 2013). The Proposed Specific Plan is an implementation of the General Plan. An Initial Study (IS) was conducted to determine whether the specific Plan would result in any new or more substantial impacts from those identified in the prior adopted General Plan Tune Up EIR. The Initial Study is attached.

This Addendum has been prepared to provide information regarding: (1) the history of the project; (2) the proposed project implementation; (3) standards for adequacy under the California Environmental Quality Act (CEQA) and State CEQA Guidelines; (4) a description of the format and content of this Addendum; and (5) the applicable CEQA processing requirements for the proposed Specific Plan.

**BACKGROUND**

The Newark General Plan, as updated in 2013 includes a focus area “Greater NewPark Focus Area” located in the southern portion of the City adjacent to interstate 880 and Mowry Avenue. The focus area contains NewPark Mall and surrounding commercial properties. The General Plan included a vision for a revitalized commercial area with a mix of supporting residential, hotel and office development.

Consistent with the general plan vision for the Greater NewPark Mall/Greater NewPark Focus Area, the specific plan vision focuses on revitalization of the Greater NewPark area into a vibrant, active and thriving mixed-use destination. The specific plan land use plan translates this vision into an arrangement of land uses and amenities. The existing NewPark Mall remains the retail focus but residential development up to 1519 housing units, hotel development of up to 367 rooms, and up to 500,000 square feet of office development is enabled by the Specific Plan.

**PROJECT DESCRIPTION**

The General Plan Update included the “Greater NewPark Focus Area” that is located south of Mowry Avenue. The Specific Plan includes an area of 125 acres. The new development capacity assumed for the specific plan boundary is a subset of the total new development capacity assumed in the general plan and evaluated in the general plan EIR for the Greater NewPark Focus Area as described previously. Since the general plan was adopted in 2013, a 281-unit high density residential project on approximately 9.5 acres located on the north side of Mowry Avenue between Cedar Boulevard and Mowry Avenue within the Focus Area has been

approved and developed. Therefore, of the 1,800 new residential unit development capacity assigned to the Greater NewPark Focus Area, 281 units are no longer available resulting in a balance of 1,519. Also 333 of the assumed 700 hotel rooms have been approved in the area thus reducing the capacity in the specific plan area to 367 rooms. Thus the development enabled by the Specific Plan is completely consistent with the development capacity identified in the General Plan and its environmental document.

## **BASIS FOR AN ADDENDUM**

The State CEQA Guidelines environmental review procedures allow for the updating and use of a previously adopted Environmental Impact Report for projects that are different from the previous project or the conditions under which the project was analyzed. Section 15164 of the State CEQA Guidelines states the following with respect to an addendum to an adopted EIR:

- a) 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.*
- b) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- c) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

In accordance with State CEQA Guidelines Section 15164, this Addendum has been prepared to document that the proposed project modifications do not require preparation of a subsequent environmental document under Section 15162.

The proposed modified project is substantially similar to the project evaluated in the adopted 2013 EIR. Like the approved project, the proposed modified project involves constructing a mixed-use commercial development on the project site which is consistent in area and intensity with development analyzed in the 2013 EIR. As supported in the analysis contained in the accompanying Initial Study, there are no substantial changes proposed in the project which would result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance which was not known for the 2013 EIR, and no new mitigation measures are necessitated by new impacts.

None of the circumstances listed in State CEQA Guidelines Section 15162 requiring the preparation of a subsequent environmental Document are present, and only minor technical

changes or additions are necessary to update the previously adopted 2013 EIR; therefore, an addendum may be prepared.

#### **A. FORMAT, CONTENT, AND CONCLUSIONS OF THIS ADDENDUM**

The accompanying CEQA Initial Study (IS) comprises the Addendum to the General Plan Tune Up EIR.

An IS has been prepared to determine whether the proposed amendments to the approved project analyzed in the adopted EIR would require major revisions to the EIR due to any new or more severe significant environmental impacts as compared to those analyzed in the prior adopted EIR.

The proposed Specific Plan, because is it consentient with the envisioned development in the approved EIR would have similar impacts than the approved General Plan Update. It will not introduce new or more significant impacts that were not previously disclosed in the General Plan Update EIR. Based on the conclusions of the IS, an Addendum to the approved EIR is the appropriate CEQA-compliance document for the Specific Plan.

#### **B. ADDENDUM PROCESSING**

The City of Newark Community Development Department directed and supervised the preparation of this addendum, which has been reviewed and determined to be complete and accurate by the Community Development Department. The City has concluded based on the accompanying IS, that an Addendum is the appropriate CEQA compliance document for the proposed NewPark Place Specific Plan project.