

Delta Fair Village Project Initial Study/Mitigated Negative Declaration

Errata Sheet August 7, 2020

This erratum presents the staff-generated changes to the Delta Fair Village Project Initial Study/Mitigated Negative Declaration (IS/MND) that have been determined to be appropriate since the release of the IS/MND for public review. Specifically, the changes presented herein are based on an update to the Project Description, Air Quality section, and Greenhouse Gas Emissions section of the IS/MND. All of the following changes have been made for clarification purposes only and do not change the conclusions of the IS/MND. Changes to the Draft IS/MND text are presented in double-underlined format for new, added text, and ~~strikethrough~~ format for deleted text.

Page 2 of the IS/MND is hereby revised as follows:

12. Project Description Summary:

The proposed project would include demolition of 73,546 sf of the 147,081 sf Delta Fair Village Shopping Center to develop the site with approximately 210 multi-family residential units, which would be located in five four-story buildings above a single-story parking garage. The apartment complex would include a courtyard with a clubhouse, pool, and playground. Additionally, a new 4,174-4,000 sf retail building would be constructed on the western portion of the site. The new development would total ~~444,544~~411,092 sf.

Page 8 of the IS/MND is hereby revised:

Project Components

The proposed project would include demolition of approximately 73,546 sf of the existing Delta Fair Shopping Center. The area of demolition would be developed with a 210-unit multi-family apartment complex and a new 4,174-4,000-sf retail building (see Figure 3). The apartment complex would consist of five buildings all located above a ground-level parking structure. The five buildings would be cohesively centered around a common courtyard area. The new retail building would be constructed north of the proposed apartment structure. The square footage of the proposed project would total ~~444,544~~411,092 sf. In addition, the project would include renovation of the remaining existing 73,535 sf of retail space. The proposed project would include new drive aisles and associated improvements, such as landscaping, utility connections, and parking development. The sections below describe the following project components in further detail: apartment buildings; circulation and parking; landscaping, common area and fencing; utilities; Rezone; Use Permit and Design Review; and Discretionary Actions.

Because the technical analyses prepared for the proposed project relied on the correct square footage, the foregoing changes do not affect the adequacy of the IS/MND.

Page 23 of the IS/MND is hereby revised:

- Land uses include Apartments Mid-Rise and Retail;
- Construction would occur over an approximately 18-month period;
- A total of 73,546 sf of existing building would be demolished;
- Four acres would be disturbed during grading;

- A total of 50 cubic yards of material would be exported during site prep and 100 cubic yards would be ~~exported~~imported during grading;
- Average daily trip rates of 5.44 trips per residential unit and 43.78 trips per thousand sf (ksf) of retail, were assumed based on the Transportation Impact Assessment (TIA) prepared for the proposed project by Fehr & Peers;
- The proposed residences would not include natural gas or wood-fired hearths;
- The nearest transit station is located 0.01-mile away on Delta Fair Boulevard, with additional transit stops on Buchanan Road; and
- Pedestrian connection is provided on-site and connects to existing off-site uses.

The foregoing revision is for clarification purposes only and does not change the conclusions of the IS/MND.

In response to public comments received on the IS/MND, updated emissions estimates have been prepared for the proposed project. Based on the updated modeling, Table 3 on page 24 of the IS/MND is hereby revised:

Table 3			
Maximum Unmitigated Construction Emissions (lbs/day)			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	<u>24.3915.45</u>	54	NO
NO _x	<u>50.4042.54</u>	54	NO
PM ₁₀ (exhaust)	2.20	82	NO
PM ₁₀ (fugitive)	18.22	None	N/A
PM _{2.5} (exhaust)	2.02	54	NO
PM _{2.5} (fugitive)	9.97	None	N/A

Source: CalEEMod, October 2019, July 2020 (see Appendix A).

As shown in the table above, construction-related emissions would remain below the BAAQMD's thresholds significance, despite the aforementioned change in modeling and staff-initiated change.

Based on the updated modeling, Table 4 on page 25 of the IS/MND is hereby revised:

Table 4						
Unmitigated Maximum Operational Emissions						
Pollutant	Proposed Project Emissions		Existing Delta Fair Shopping Center		Net New Emissions	
	lbs/day	tons/yr	lbs/day	tons/yr	lbs/day	tons/yr
ROG	<u>44.514.68</u>	<u>2.432.46</u>	7.35	1.25	<u>7.157.33</u>	<u>1.811.21</u>
NO _x	<u>27.928.97</u>	<u>4.995.18</u>	14.2	2.55	<u>13.714.77</u>	<u>2.442.63</u>
PM ₁₀ (exhaust)	<u>0.340.33</u>	0.05	0.10	0.02	<u>0.240.23</u>	0.03
PM ₁₀ (fugitive)	<u>46.517.95</u>	<u>2.903.14</u>	8.85	1.55	<u>7.659.1</u>	<u>1.351.59</u>
PM _{2.5} (exhaust)	<u>0.300.31</u>	0.05	0.10	0.02	<u>0.200.21</u>	0.03
PM _{2.5} (fugitive)	<u>4.414.80</u>	<u>0.780.84</u>	2.37	0.42	<u>22.04.43</u>	<u>0.360.42</u>
Exceeds Thresholds?					NO	NO

Source: CalEEMod, November 2019, July 2020 (see Appendix A).

As demonstrated in the table above, the changes would not result in exceeding the BAAQMD's thresholds of significance for maximum pounds per day or tons per year. Consequently, the conclusions reached within the IS/MND remain valid.

Based on the updated modeling, Table 7 on page 48 of the IS/MND is hereby revised as follows:

Table 7	
Unmitigated Annual Project Construction GHG Emissions	
Year	Annual GHG Emissions (MTCO₂e/yr)
2020	590.0811
2021	555.75
Total Construction Emissions	1,145.8386
Amortized Annual Construction Emissions	572.9
<i>Source: CalEEMod, November 2019 July 2020 (Appendix A).</i>	

Page 49 is hereby revised as follows:

Based on the total annual GHG emissions shown in the table, including amortized annual construction emissions, and a total service population of 661 residents and 11 employees, the proposed project would result in annual per service population emissions of approximately ~~3.343.69~~ MTCO₂e/yr (~~2,227.22,477.7~~ MTCO₂e/yr / 672 residents and employees = ~~3.343.69~~ MTCO₂e/yr-resident and employees). Thus, implementation of the proposed project would result in emissions below the applicable 4.6 MTCO₂e/yr per service population threshold of significance, and the proposed project would not be expected to have a significant impact related to GHG emissions.

In addition to the textual changes presented above, Table 8 on page 49 of the IS/MND is hereby revised as follows:

Table 8			
Unmitigated Operational GHG Emissions Year (MTCO₂e/yr)			
Emission Source	Proposed Project Annual GHG Emissions	Existing Delta Fair Center Annual GHG Emissions	Net New Annual GHG Emissions
Area	2.62	0.00	2.62
Energy	420.95	268.6	152.35
Mobile	3,163.63,414.01	1,686.4	4,477.21,727.61
Solid Waste	90.02	85.0	5.02
Water	44.51	27.3	17.21
Amortized Construction Emissions	572.9	-	572.9
Total Annual GHG Emissions	4,294.64,545.02	2,067.3	2,227.22,477.7
Total Annual GHG Emissions Per Service Population	--	--	3.343.69
BAAQMD Threshold			4.6
Exceeds Threshold?			NO
<i>Source: CalEEMod, November 2019 and July 2020 (see Appendix A).</i>			

As shown above, the updated GHG emissions would not exceed BAAQMD's adopted thresholds of significance. Because the emissions remain below the thresholds applied in the IS/MND, the revisions do not change the conclusions presented within the IS/MND.

Page 49 of the IS/MND is hereby revised as follows:

It should be noted that the City's Climate Action Plans were established to ensure the City's compliance with the statewide GHG reduction goals required by AB 32. The City's Climate Action Plans is not considered a qualified Climate Action Plan under CEQA Guidelines Section 15183.5, and, thus, the following discussion of the City's Climate Action Plan is presented for informational purposes only. Although the Climate Action Plans do not include quantitative thresholds to assess a project's compliance, projects that are in compliance with the Climate Action Plans would be considered compliant with the GHG reduction goals required by AB 32. For instance, projects showing emissions reductions as required by the Climate Action Plans, or projects incorporating reduction strategies from the Climate Action Plans are understood to be in compliance with the Climate Action Plans' GHG emissions reductions goals, and, thus, in compliance with AB 32.

The foregoing revisions serve to clarify the informational nature of the discussion of the City's Climate Action Plan presented within the IS/MND, but do not serve to alter the significance conclusions presented in the IS/MND.