

ADDENDUM to the
Final Environmental Impact Report
For the 2030 Galt General Plan

(SCH #2007082092)

City of Galt

October 2012

**ADDENDUM to the
Final Environmental Impact Report**
For the 2030 Galt General Plan
(SCH #2007082092) (Certified April 7, 2009)

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SUMMARY

The City of Galt has prepared this Addendum to the Final Environmental Impact Report for the 2030 Galt General Plan certified April 9, 2009, to address proposed revisions to the list of historic resources and structures found in the Existing Conditions Report of

the 2030 Galt General Plan (Table 9-1). The Existing Conditions Report is a separately bound General Plan appendix that describes the environmental setting of the 2030 General Plan boundaries. The list of historic structures and features was compiled by members of the Galt Historical Society and included in the 1989 Galt General Plan, but there was no accompanying professional evaluation of the historical significance of these resources included in that documentation. When the City updated its General Plan in 2009, the Historical Society representatives updated the list somewhat (particularly the “condition” column), but there was still no substantial evidence supporting the historical significance of most of these structures. Nevertheless, staff has been complying with CEQA Guidelines and presuming all these structures to be historically significant.

However, staff is now recommending that the list be revised to remove certain structures which the preponderance of evidence has shown are not historically or architecturally significant. For those structures that would remain on the list, a professional evaluation is recommended to clearly document what is considered historically significant about each structure and why. Unfortunately, budget limitations prevent the City from completing that analysis for the entire list at this time, so a smaller scale study was commissioned to focus just on a segment of Fourth Street and B Street. This segment was selected because it is associated with the City’s efforts to revitalize the Old Town area consistent with recent projects such as Brewster’s Restaurant rehabilitation, Galt Place (Velvet Grill), and the Spaans Bakery façade improvement.

The professional historical evaluation was conducted by Mead & Hunt Architecture and Engineering Firm. It addresses the historical significance of the following structures:

416 B Street	(APN: 150-0211-002)
213 Fourth Street	(APN: 150-0211-015)
215 Fourth Street	(APN: 150-0211-012)
217 Fourth Street	(APN: 150-0211-011)
227/229 Fourth Street	(APN: 150-0211-010)

Concurrently with this effort, staff noted that there are five buildings listed on Table 9-1 which no longer exist. They are noted as “Removed” in the far right column. Since the buildings on these sites no longer exist, staff is also proposing to remove them from the local list of historic structures and features (Attachment B-Existing Table 9-1 showing proposed changes in strikethrough format):

The five currently vacant sites proposed for removal from the Historic Structure and Features Inventory are:

1. 318 Fifth Street (Victorian Residence-no city records)
2. 352 Fifth Street (Victorian cottage-no city records)
3. S.E. corner of Third/F Streets (Old Sege Milk Plant destroyed by fire in 1992-former National Register building)

4. 131 Second Street (home demolished in 2003-approved by HPAC¹)
5. 326 Second Street (building demolished in 2011-approved by HPAC¹)

ADDENDA UNDER CEQA

This document has been prepared as an Addendum to the Project EIR in accordance with the CEQA Guidelines Section 15164. Section 15164 provides that the Lead 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."

Pursuant to Section 15164(e) an analysis and explanation is provided herein documenting the City's decision that preparation of a subsequent EIR is not required. The Guidelines go on to state that: 1) the addendum need not be circulated, but can be included in or attached to the Final EIR (Section 15164(c)), and that 2) the City Council must consider the addendum with the Final EIR (Section 15164(d)).

Section 15164 was created in response to Public Resources Code Section 21166 which provides that no subsequent or supplemental EIR shall be required unless "substantial changes" in the project or the circumstances under which the project is being undertaken will necessitate "major revisions" of the EIR, or "new information" which was not known and could not have been known at the time the EIR was certified, becomes available.

The requirements of the Guidelines are described in more detail in Attachment A. For the subject situation, the use of an Addendum is justified because the proposed revisions to the list of historic structures and features are not substantial. In addition, they are supported by substantial evidence, do not require major revisions of the EIR, and do not change any mitigation measures or conclusions of the EIR.

This document demonstrates that the circumstances, impacts, and mitigation requirements identified in the Program EIR remain substantively applicable to the proposed project, and supports the finding that the project does not raise any new issues and does not cause the level of impacts identified in the Program EIR to be exceeded.

BACKGROUND

On April 9, 2009, City Council passed Resolution No. 2009-28 certifying the Final EIR, approving a Mitigation Monitoring and Reporting Program, adopting CEQA findings, and approving statements of overriding consideration for the 2030 Galt General Plan. The General Plan is a requirement of state law and represents the comprehensive and long-term plan for the physical development of the City.

¹ (HPAC) Historic Preservation Advisory Committee: An ad hoc committee charged with making recommendations on locally designated cultural resources

Chapter 9 of the EIR addresses potential impacts to historic and cultural resources in the City and General Plan Planning Area (Sphere of Influence) resulting from buildout of the City consistent with the General Plan. CEQA offers direction regarding evaluation of environmental impacts on historical resources and unique archaeological resources, but further states that only significant cultural resources need to be addressed (Page 9-2 of the 2030 Galt General Plan Draft EIR).

The CEQA Guidelines (Section 15064.5) define a historical resource as, among other things, “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR). The following criteria determine eligibility for inclusion on the CRHR:

- (A) The resource is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
- (B) The resource is associated with the lives of persons important in our past; or
- (C) The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) The resource has yielded, or may be likely to yield, information important in prehistory or history.

Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource’s physical identify that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

In addition, CEQA states that a resource included in a local register of historical resources, such as Table 9.1 of the Galt 2030 General Plan Existing Conditions Report, shall be presumed to be historically or culturally significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

ANALYSIS

In light of this regulatory background, city staff questioned the historical significance of several structures on the 2030 General Plan “Historic Structures and Features in Galt” List (Table 9.1 of the ECR).

In order to assess whether additional CEQA review is required for the City to approve the revisions to the historic structures and features list, an analysis of the applicability of Section 15162 of the CEQA Guidelines is relevant. The following analytical steps were taken:

1. Identify the differences between the project as adopted and the proposed

revisions.

2. Examine the range of impact analysis in the Program EIR to determine if the impacts of the proposed revisions would fall within the framework of the original analysis.
3. Determine whether the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

The text below examines each of these items.

Identification of Differences Between Adopted Project and Proposed Revisions

The difference between the 2030 General Plan Existing Conditions Report (ECR) as adopted and the proposed revisions is the proposed removal of ten (10) structures/sites from the list of Historic Structures and Features in Galt (Table 9.1 on pages 9-13 through 9-15 of the ECR). The first grouping of structures is proposed to be removed because they are not historically or architecturally significant and they lack integrity as historic structures. The second grouping is proposed to be removed simply because the structures no longer exist so their historical significance, if any, has been lost.

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227/229 Fourth Street	(APN: 150-0211-010)

318 Fifth Street
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The potential environmental implications of these changes are identified below.

Applicability of Program EIR to Proposed Revisions

The effect of these proposed changes would result in no increase in or new environmental impacts. The proposed changes actually just refine the list of significant cultural and historical resources in the City by eliminating those for which a preponderance of evidence has shown are not significant, pursuant to the criteria identified previously.

The information provided above demonstrates that the proposed project revisions fall within the scope of the Program EIR. The proposed revisions to the General Plan provide minor changes by refining the list of what is considered to be the historically significant structures and features in Galt. Since the revisions are supported by substantial evidence in the public record, the proposed project revisions result in no need or requirement for subsequent CEQA clearance.

Section 15162 Thresholds

Attachment A provides verbatim wording from Section 15162 of the State CEQA Guidelines and an analysis of the applicability of the particular language to the proposed project revisions. The evidence supports, and the analysis concludes, that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred, and thus an Addendum is appropriate.

REFERENCES

Final EIR for the 2030 Galt General Plan (SCH #2007082092), City of Galt, certified April 9, 2009 (Resolution No. 2009-28).

2030 Galt General Plan Existing Conditions Report (Table 9.1)

ATTACHMENTS

Attachment A – Section 15162 Comparison Table

Attachment B- Redlined Table 9.1 of Existing Conditions Report showing proposed changes