

## **Exhibit A EIR Background**

**2018.** The City and Ascent Environmental, Inc. entered into an Agreement, dated November 29, 2018, for professional environmental consulting services for the South Industrial Priority Area Specific Plan (SIPA) Environmental Impact Report (EIR). The SIPA Specific Plan was a compilation of policies from the past forty years of land use planning and the purpose of the EIR was to assess the cumulative impact of complete build-out of these land uses and to propose appropriate mitigation measures.

**2019.** Prior to issuing a Notice of Preparation, the City conducted public outreach to those within the planning area and it was determined that additional outreach should be conducted to include a broader conversation regarding planning goals, policies, and land use. On November 14, 2019, Council adopted Resolution 2019-235 which appropriated up to an additional \$250,000 to the project and directed staff to organize additional community engagement, as well as consider new or revised land use designations, policies and implementation actions through the community engagement process. The resolution also encouraged formation of an advisory committee to meet and advise the Mayor and City Council's ad hoc committee and to rename the plan to the South Central Specific Plan (SCSP).

**2020.** The City held additional community outreach events on January 13, 14, 15; and February 12, and 25. The City also hosted a 9-person Advisory Committee to discuss the plan area and serve as advisory to the Mayor and City Council's ad-hoc committee. Meetings of the Advisory Committee were held February 6, 18; March 2, 10, 17; May 19; and July 7. Several recommendations were provided by the ad-hoc committee including the adoption of a vision, guiding principles, and policies. Additionally, several iterations of a land use map were presented by staff and stakeholder groups for consideration. It was recommended by the committee to study the proposed map as well as the two stakeholder-provided maps at an equal level of CEQA review.

**2021/2022.** A new Notice of Preparation (NOP) was issued in the spring of 2021. This NOP announced the initiation of the environmental study and established the scoping period through May 14, 2021. The NOP described the project and new project description—including the three proposed land use alternatives. The environmental analysis commenced; however, it became apparent that in order to analyze the three land use alternatives, a water and sewer hydraulic analysis was needed, and a market study was also necessary to determine a reasonable development capacity of non-residential uses in the plan area. Additional time was needed to complete these studies before the environmental analysis could resume.

**October 2022.** City Council approved a scope amendment of \$211,310 for additional analysis of the two stakeholder alternatives in addition to the City's proposed alternative, including traffic, noise, air quality and utilities analyses. A water supply assessment was also included. This amendment included a contract completion date of December 31, 2023.