

## **1.0 INTRODUCTION**

### **1.1 PREVIOUS ENVIRONMENTAL DOCUMENTATION**

A Final Environmental Impact Report (FEIR) for the San Jacinto General Plan was prepared by the City of San Jacinto in accordance with the California Environmental Quality Act (CEQA). The FEIR analyzed the environmental consequences of the development of the city according to the General Plan. The San Jacinto City Council certified the FEIR and adopted the General Plan in May 2006.

Prior to approval of subsequent actions that constitute a “project” under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope of the project covered by the FEIR, and whether additional environmental analysis is required. If the agency finds that pursuant to Sections 15162, 15164, and 15183 of the CEQA Guidelines no new effects would occur, nor would a substantial increase in the severity of previously identified significant effects occur, then no supplemental or subsequent EIR is required.

### **1.2 PURPOSE OF THIS ADDENDUM**

Pursuant to state law, the City is required to prepare an update to the Housing Element of the General Plan for the 2008-2014 planning period. The Housing Element describes the City’s policies and programs for maintaining, improving and expanding the supply of housing for all income levels commensurate with regional growth needs, and for removing constraints to housing for persons with special needs. The adoption of an amendment to the Housing Element as well as proposed implementation actions such as amendments to the General Plan Land Use Element and zoning regulations constitute “projects” under CEQA.

In order to ensure consistency between the General Plan and zoning regulations, a new City Development Code has also been prepared to replace the existing Zoning Ordinance (Ordinance 340). The Development Code establishes land use and development regulations, including development standards and administrative procedures for reviewing and approving planning applications and revisions to the Code. The regulations and procedures established in the new Development Code are intended to implement the policies established in the 2006 General Plan and are consistent with the goals, policies and programs of the Draft 2008-2014 Housing Element update.

This Addendum provides an analysis of whether the adoption of the Housing Element, Land Use Element revisions, Development Code, and related actions would result in any new or more substantial adverse environmental effects that were not previously analyzed in the 2006 General Plan FEIR pursuant to CEQA Guidelines Sections 15162, 15164 and 15183. No specific development projects are currently proposed in connection with any of these actions; therefore, the analysis is based on the allowable uses, standards and regulations that would apply to future projects. When specific development applications are submitted, they will be evaluated to ensure compliance with applicable standards, regulations and mitigation measures, and design measures and/or improvements may be required to comply with existing standards and regulations, and mitigate potential impacts.

### **1.3 BASIS FOR AN ADDENDUM TO AN EIR**

CEQA Guidelines Section 15164 states that: *"The lead agency or responsible 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 the preparation of a subsequent EIR have occurred."* Section 15162 of the State CEQA Guidelines states:

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*

*(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

*(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

*(3) 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 previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

*(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

*(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

*(C) 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 project, but the project proponents decline to adopt the mitigation measure or alternative; or*

*(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but project proponents decline to adopt the mitigation measure or alternative.*

Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan or Zoning) says in part:

*(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*

*(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:*

*(1) Are peculiar to the project or the parcel on which the project would be located;*

*(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;*

*(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or*

*(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

*(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.*

Through the analysis described in Section 2.0 of this Addendum, the City of San Jacinto has determined that changes associated with the proposed Housing Element and Development Code are not substantial. There are no new significant impacts resulting from these changes, nor is there any substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under

which the project will be undertaken would not result in new or more severe significant environmental impacts.

#### **1.4 SUMMARY OF FINDINGS**

Based on the Supplemental Environmental Checklist prepared for the project and supporting environmental analysis (see Section 2.0) and pursuant to Section 15162, 15164, and 15183 of the CEQA Guidelines, the City of San Jacinto has determined, on the basis of substantial evidence in the light of the whole record, that:

(a) The amended project does not propose substantial changes to the project which would require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR;

(b) There have been no substantial changes in circumstances under which the project will be undertaken that will require major revisions to the FEIR due to new or substantially more severe significant environmental effects than previously analyzed in the FEIR; and

(c) No new information of substantial importance as described in subsection (a)(3) of Section 15164 has been revealed that would require major revisions to the FEIR or its conclusions.

Additionally, all appropriate project design features and mitigation measures will be incorporated in future development projects, as required by applicable development regulations and mitigation measures. In accordance with CEQA Guidelines Section 15164, this Addendum to the previously certified FEIR is the appropriate environmental documentation for the proposed project. Potential environmental impacts resulting from the adoption of the Housing Element Update, Land Use Element revisions, Development Code and related actions have been evaluated and, except for those previously determined to be significant and unavoidable in the FEIR, the impacts would be less than significant.

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