

2.0 SUPPLEMENTAL ENVIRONMENTAL CHECKLIST

FOR USE WHEN THE AUTHORITY IS REVIEWING SUBSEQUENT DISCRETIONARY DOCUMENTS
PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT

1. Project Title: 2012 Development Code and General Plan Amendment 1-12 for the 2008-2014 Housing Element Update and Land Use Element Amendment

2. Lead Agency Name and Address:

City of San Jacinto
595 S. San Jacinto Ave.
San Jacinto, CA 92583

3. Contact Person and Phone Number: Asher Hartel, AICP, Planning Director (951-487-7330)

4. Project Location: Citywide

5. Project Sponsor's Name and Address:

City of San Jacinto
595 S. San Jacinto Ave
San Jacinto, CA 92583

6. General Plan Designation: varies (citywide) 7. Zoning: varies (citywide)

8. Previous Environmental Document: Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved by the Authority, the date the NOD was filed with the County of Riverside, and a summary of potentially significant effects identified in the CEQA document).

Final EIR State Clearinghouse No. 2001111165
City of San Jacinto General Plan
May 2006

9. Description of Project: (Describe the previously approved project and the authorized entitlements/ discretionary actions. Describe whether the subsequent discretionary action now proposed was considered in the previously approved CEQA document and describe any differences between the proposed action and the approved project.)

Background. California *Government Code* Section 65300 et seq. mandates that each city shall prepare and adopt a comprehensive, long-term general plan for its physical development. Zoning regulations are required to be consistent with the General Plan. In 2006 the City of San Jacinto adopted a comprehensive update to the General Plan. The proposed Development Code is intended to provide regulations to implement and ensure consistency with the General Plan. The Draft Development Code is available for review at the City Planning Department during normal business hours, or on the City website at <http://www.ci.san-jacinto.ca.us/city-govt/dev-code.html>.

Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs, and include statements of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City, in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California *Government Code* Section 65580 et seq.

San Jacinto Regional Housing Needs. The Regional Housing Needs Assessment (RHNA), presented in Table 19 of the Draft 2008-2014 Housing Element Technical Report, identifies San Jacinto's share of the regional housing need for the projection period January 2006 through June 2014 as 12,026 units. This total includes 1,354 extremely-low-income units, 1,353 very-low-income units, 1,931 low-income units, 2,206 moderate-income units, and 5,183 above-moderate-income units. State law requires the City to demonstrate adequate sites with appropriate zoning to accommodate the need for various types of housing units identified in the RHNA. The

Draft Housing Element is available for review at the City Planning Department during normal business hours, or on the City website at <http://www.ci.san-jacinto.ca.us/city-govt/rev-housing-element.html>.

Sites to Accommodate Regional Housing Needs. Section IV (*Housing Resources*) and Appendix B of the Housing Element Technical Report describe the City's inventory of potential sites for housing development. As noted in Table 27, 32 very-low-income units and 131 low-income units were built from 2006 to 2008 and 668 low-income units were approved, therefore the remaining need for lower-income households is 3,807 units. As noted in Table 28, an unaccommodated need of 610 lower-income units is also carried over from the prior planning period (see also Housing Element Technical Report Appendix D). Vacant parcels have the potential for approximately 4,516 additional lower-income housing units based on the current General Plan land use designations, which exceeds the City's lower-income RHNA requirement. Some parcels (listed in Housing Element Table B-4) in the High Density Residential (HDR) and Very High Density Residential (VHDR) General Plan categories require zoning amendments in order to facilitate affordable housing development. Proposed revisions to the Zoning Map include these changes.

General Plan and Zoning Designations to Provide Adequate Sites to Accommodate Housing Needs. As noted in Housing Element Program 11.g, the allowable density range for the High Density Residential (HDR) General Plan land use designation is proposed to be increased from 10.1 – 14.0 units/acre to 14.1 – 18.0 units/acre and a corresponding RHD zoning district is provided in the Development Code. A new Medium High Density Residential (MHDR) General Plan land use category would be created to cover the 10.1 – 14.0 units/acre density range, and a corresponding RMH zoning district is provided in the Development Code. Under the proposed Land Use Element amendment, all properties that are currently within the HDR (i.e., 10.1 – 14.0 units/acre range) General Plan land use district would be redesignated MHDR and assigned a zoning designation of RMH concurrent with adoption of the Development Code so that no change to allowable density would occur for these properties as a result of the revisions to the MHDR and HDR land use designations.

Density Incentives for Affordable Housing. In order to create additional incentives for affordable housing development in the current planning period commensurate with the RHNA, Program 11.g also includes the option for development projects in the new MHDR district that reserve at least 50% of the units for lower-income households to achieve a density of 20 units/acre by-right and utilize the development standards that are applicable to the RVH district. Such projects would not be subject to the bonus density criteria that apply to other developments (see Housing Element Technical Report p. TR-34) in order to achieve a density of 20 units/acre. This provision is contained in Section 17.310.080 of the Development Code and would replace other density bonus options described in Chapter 17.310.

Program 11.h of the Housing Element describes the key provisions for the new RVH zoning district. In addition, this program would allow residential developments in the RVH district that reserve at least 50% of the units for lower-income households to be approved by-right at the upper end of the allowable density range (i.e., 22 units/acre) and would not be subject to the bonus density criteria that apply to other developments (see Technical Report p. TR-34) in order to achieve this density.

Programs for Special Needs Housing. In addition to the provisions of Program 11.g and 11.h related to the land use and zoning regulations for the MHDR, HDR and VHDR categories, the following additional provisions related to "special needs housing" are included in Program 11 of the Housing Plan. All of these proposed regulations are required by state law.

11.a Small Community Care Facilities: Sections 5116 and 5117 of the California *Welfare and Institutions Code* stipulate that the use of property by state-licensed facilities for the care of six or fewer disabled persons is a residential use of property for the purposes of zoning. (Development Code Section 17.430.120)

11.b Agricultural Employee Housing: *Health and Safety Code* §17021.5 and §17021.6 require that agricultural employee housing with up to 12 units or 36 persons be permitted as an agricultural use in any zone where agriculture is a permitted use. (Development Code Section 17.430.030)

11.c Emergency Shelters: In accordance with *Government Code* §65583(c)(1), the City must encourage and facilitate the development of a variety of housing types, including emergency shelters, and must identify at least one zone that permits emergency shelters by right, consistent with SB 2 of 2007. The Draft Development Code designates the Industrial Light (IL) Zone for this purpose, and emergency shelters would be permitted by-right (i.e., with no conditional use permit or other discretionary approval) subject to appropriate development standards. The IL zone provides adequate capacity to accommodate at least one year-round shelter and will subject shelters only to those development and management standards that apply to other developments in the same zone, in conformance with SB 2. (Development Code Chapter 17.225)

Table 2-8 and Section 17.430.180)

11.d **Transitional and Supportive Housing:** The Municipal Code will be amended to clarify that transitional/supportive housing is a residential use subject only to the same requirements as other residential uses of the same type in the same zone. (Development Code Chapter 17.215 Table 2-2 and Chapter 17.800)

State Density Bonus Law. Recent changes to California *Government Code* §65915 require the City to update its Density Bonus Ordinance. Under the current law, applicants are eligible for a range of density bonuses up to 35 percent based on the percentage of affordable units in a development. Applicants are also eligible for a new land donation density bonus. The City is now required to offer one to three regulatory incentives based on the percentage of affordable units in a development. Reduced, waived, or partially paid fees are possible incentives associated with applications for density bonuses. The law also establishes parking requirements that localities may impose on affordable housing projects, if requested by the developer. Housing Element Program 11.f includes a commitment to include density bonus provisions in the Development Code consistent with state law. (Development Code Chapter 17.310)

Minor Text and Map Revisions to Ensure Consistency Between the General Plan and Development Code. Minor revisions to the Land Use Element text are proposed where necessary to cross-reference provisions of the Housing Element and Development Code, and changes to the Land Use Element Map are also proposed to reflect the renaming of the HDR (High Density Residential) designation to MHDR (Medium High Density Residential).

Other Housing Element Programs That Would Not Change Development Patterns. Other programs contained in the Housing Element support the rehabilitation or preservation of existing housing, provision of financial or administrative assistance to affordable housing developers and low- and moderate-income persons, fair housing services, administrative procedures to ensure reasonable accommodation for persons with disabilities, and energy conservation. None of these programs would change the physical development patterns described and analyzed in the 2006 General Plan and EIR, and therefore are not discussed in the environmental analysis below.

City-wide zoning changes in conformance with the General Plan land use map. Changes to zoning designations are proposed as necessary to ensure consistency between the General Plan land use designations and the Development Code. These changes are consistent with the land use designations and policies adopted as part of the 2006 General Plan update.

Changes in Land Use Designations Due to the Acquisition of Habitat Lands by the Western Riverside County Regional Conservation Authority (“RCA”). As part of the Riverside County Multi-Species Habitat Conservation Plan (“MSHCP”) the RCA has acquired habitat conservation easements over approximately 1,092 acres of land in the western portion of San Jacinto (see Exhibit 1). The General Plan and zoning designations for these properties are now proposed to be changed from Estate Residential and Rural Residential to Open Space to reflect this action. The effect of this habitat acquisition will be to reduce future traffic generation and related impacts (e.g., air quality and noise) from residential development that otherwise would have occurred on these properties.

Addition of a “Future Rail/Transit Station” designation to the General Plan Map and Zoning Map. In anticipation of the possible future extension of rail lines to San Jacinto, a designation symbol is proposed to be added to the General Plan and Zoning map legends. No specific rail lines or stations are currently proposed, and this change would only add a Rail/Transit Station symbol to the map legends. Since no physical development is proposed at this time, no impacts would occur and this issue is not discussed further in the environmental analysis below.

Other Development Code Regulations and Procedures That Would Not Change Development Patterns. Other provisions of the Development Code establishing land use regulations for non-residential uses are consistent with the land use patterns described and analyzed in the 2006 General Plan and EIR, and therefore are not discussed in the environmental analysis below. The Development Code also establishes administrative procedures for reviewing and approving development applications, and for the administration of the Code. These procedures would not alter the physical nature of development, and therefore are not discussed further in the following environmental analysis.

10. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The Housing Element, Land Use Element and Development Code apply to the entire city.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

No other governmental agency approvals are required in connection with the proposed actions. The California Department of Housing and Community Development (HCD) is required to review housing elements and issue findings regarding consistency with state housing law.

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT.

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gases |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this evaluation I find that the proposed actions would not result in any new significant impacts that were not previously analyzed in Final EIR No. 200111165 prepared for the San Jacinto General Plan. Therefore, pursuant to Section 21166 of the *Public Resources Code* and Sections 15162 and 15164 of the *CEQA Guidelines*, this Addendum to Final EIR No. 200111165 satisfies the requirements of CEQA for the proposed project.

Signature

Date

Asher Hartel, AICP

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of "New Mitigation is Required" means that the project would have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
 - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
 - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question;
 - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
 - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-c)

Previous Analysis in the FEIR. Section 5.1 of the FEIR states that the city and surrounding areas contain some scenic areas, and development according to the General Plan could impact the aesthetic quality those areas. The FEIR includes mitigation measures that limit development in scenic hillside areas, designate scenic routes, and establish guidelines for development in areas visible from those scenic routes. The FEIR concluded that those mitigation measures would reduce potential impacts to a level that is less than significant.

New Significant Effects. The proposed changes in land use regulations contained in the Development Code would not result in a substantial change to development patterns in the city, and would not result in new or increased significant impacts compared to those analyzed in the FEIR. The proposed changes in land use would allow increased densities for affordable housing developments, but would not alter the allowable locations of such developments. Under state law, increased development density must be permitted when a developer provides affordable housing. Other proposed regulations regarding special needs housing would not alter the location or scale of development, therefore no new significant impacts would occur and no new mitigation measures are necessary.

(d)

Previous Analysis in the FEIR. The FEIR concluded that while new development could generate new sources of light and glare, the City’s existing lighting regulations will limit these impacts to acceptable levels.

New Significant Effects. Since the proposed Development Code, Land Use Element and Housing Element would not result in substantial changes to development patterns, no new significant impacts would occur that were not previously analyzed and mitigated as part of the General Plan EIR. All new development would continue to be regulated by the City’s lighting standards.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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II. **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Discussion:

(a,b,e)

Previous Analysis in the FEIR. Section 5.2 of the FEIR states that new land use designations in the General Plan would be expected to result in the conversion of agricultural land to other uses. A mitigation measure was adopted to require setbacks and buffers between new development and existing agricultural activities, but the FEIR concluded that while this mitigation measure would reduce potential conflicts, impacts to agricultural resources will remain significant and unavoidable.

New Significant Effects. Since the land use revisions proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts to agricultural resources would occur.

(c,d,e)

Previous Analysis in the FEIR. Impacts to forest resources were not analyzed in the FEIR since this topic was added to the CEQA Guidelines subsequent to preparation of the FEIR.

New Significant Effects. There are no forest resources in San Jacinto, therefore the proposed project would not result in any significant impacts and no new mitigation measures are necessary.

III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Discussion:

(a-e)

Previous Analysis in the FEIR. Section 5.3 of the FEIR states that development according to the General Plan would result in short-term pollutant emissions and odors from construction activities, and long-term emissions from vehicle trips and other activities. Mitigation measures were identified to reduce emissions, but impacts would still be significant and unavoidable.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts to air quality would occur and no new mitigation measures are necessary.

IV. **BIOLOGICAL RESOURCES.** Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-f)

Previous Analysis in the FEIR. Section 5.4 of the FEIR states that development according to the General Plan could result in impacts to sensitive plant and animal species, habitat, wetlands, and migration corridors. Mitigation measures were identified to work with the Resource Agencies and Riverside County to minimize impacts and protect sensitive resources.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts to biological resources would occur and no new mitigation measures are necessary. The acquisition of habitat conservation easements over approximately 1,092 acres of property on the west side of the city (see Exhibit 1) and the redesignation of these properties from Estate Residential and Rural Residential to Open Space would have a beneficial effect on biological resources.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Discussion:

(a-d)

Previous Analysis in the FEIR. Section 5.5 of the FEIR states that development according to the General Plan could result in impacts to historic, archaeological and paleontological resources, or to Native American cultural sites or human remains. Mitigation measures were identified that would reduce these impacts to a level that is less than significant. These mitigation measures include pre-development surveys or assessment, resource recovery, preservation of resources when feasible, and cooperation with Native American representatives.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts to biological resources would occur and no new mitigation measures are necessary.

VI. GEOLOGY AND SOILS. Would the project:

a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-d)

Previous Analysis in the FEIR. Section 5.6 of the FEIR states that development according to the General Plan could result in impacts associated with landslides, debris flow, expansive soils, ground water, seismic activity and seich. Mitigation measures were identified that would reduce these impacts to a level that is less than significant. These mitigation measures include requiring analysis of soils and geological conditions at project sites and appropriate earthwork requirements to mitigate risks, requiring conformance with structural design codes for seismic safety, prohibiting development of sites where risks cannot be mitigated to an acceptable level, and completing regular updates to the City’s Emergency Preparedness Plan.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding soils and geology would occur and no new mitigation measures are necessary.

(e)

Previous Analysis in the FEIR. Section 5.14.2 of the FEIR states that most of the city will be served by a sewer system and a mitigation measure requires that septic systems will only be allowed for low-density residential projects if they meet the RWQCB minimum lot size of ½ acre and connection to a sewer system is infeasible.

New Significant Effects.

Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding septic systems would occur and no new mitigation measures are necessary.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Discussion:

(a-b)

Previous Analysis in the FEIR. The issue of greenhouse gas (GhG) emissions was added to the CEQA Checklist in 2009 and was not addressed in the General Plan FEIR. However, the issue of GhG emissions is not new and has been a concern for many years. GhG emissions in San Jacinto are caused primarily by motor vehicles, industrial activities and demand for generation of electrical energy, both during construction activities and during on-going operation following occupancy.

New Significant Effects. The proposed land use amendments contained in the Land Use Element, Housing Element and Development Code are required by state law and the Regional Housing Needs Assessment in conformance with the regional growth forecast, which is the basis for regional air quality plans and programs. Since the proposed actions are consistent with regional air quality plans, the Regional Transportation Plan and Sustainable Communities Strategy and would not result in a substantial change in the land use patterns analyzed in the FEIR, no new significant impacts would occur and no new mitigation measures are necessary.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-d)

Previous Analysis in the FEIR. Section 5.7 of the FEIR states that development according to the General Plan would result in an increase in the use, storage and transport of hazardous materials. Mitigation measures were identified that would reduce these impacts to a level that is less than significant. These mitigation measures include coordination with other governmental agencies to implement hazardous materials regulations, discouraging the location of facilities that generate or handle acutely hazardous substances near sensitive uses such as schools and parks, and implementing the City’s Emergency Preparedness Plan.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding hazardous materials would occur and no new mitigation measures are necessary.

(e-f)

Previous Analysis in the FEIR. The NOP stated that there are no airports within San Jacinto, therefore no significant impacts would occur. This issue was not analyzed in the FEIR.

New Significant Effects. Since there are no airports in San Jacinto, no new significant impacts would occur and no new mitigation measures are necessary.

(g)

Previous Analysis in the FEIR. The FEIR states that the presence of numerous transportation facilities in San Jacinto could result in a significant impact to emergency response. Mitigation measures were identified that would reduce this impact to a level that is less than significant. These mitigation measures include coordination with other governmental agencies to implement the City’s Emergency Preparedness Plan, and coordination with local emergency service providers such as police, fire and medical.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding emergency response would occur and no new mitigation measures are necessary.

(h)

Previous Analysis in the FEIR. The FEIR states that development proposed in the General Plan would expand the interface between urban development and wildland fire hazard areas, which could result in a significant impact. Mitigation measures were identified that would reduce this impact to a level that is less than significant. These mitigation measures include coordination with city and county fire departments, implementing current fire code requirements, ensuring adequate emergency access to areas subject to wildland fire hazards, and requiring sprinklers in non-residential buildings.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding wildland fire hazards would occur and no new mitigation measures are necessary.

IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a,f)

Previous Analysis in the FEIR. Section 5.8 of the FEIR states that development according to the General Plan would result in an increase in surface runoff and pollutants. Mitigation measures require compliance with applicable water quality regulations, such as the National Pollutant Discharge Elimination System (NPDES) and Best Management Practices (BMPs). Required compliance with these regulations would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding water quality standards would occur and no new mitigation measures are necessary.

(b)

Previous Analysis in the FEIR. The FEIR states that the City receives its potable water from groundwater wells in the San Jacinto Groundwater Basin. Development according to the General Plan would result in an increase in impervious surfaces and a reduction in groundwater percolation, and also an increase in pumping to serve new development. A mitigation Measure requiring confirmation of adequate water supplies would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding groundwater supply would occur and no new mitigation measures are necessary.

(c,d,e,g,h,i,j)

Previous Analysis in the FEIR. Section 5.7 of the FEIR (Hazards and Hazardous Materials) states that areas subject to flood hazards are designated for parks, open space and some commercial development. As a result, residential development would not occur within these areas. Mitigation measures were identified to require participation in the National Flood Insurance Program, continued implementation of the Flood Plain Management Ordinance, conformance with FEMA regulations and updating Flood Insurance Rate Maps as necessary, cooperation with the Riverside County Flood Control District to complete levees providing 100-year flood protection, and conformance with applicable BMP regulations. The FEIR notes that these mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding flood hazards would occur and no new mitigation measures are necessary.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a)

Previous Analysis in the FEIR. Section 5.9 of the FEIR states that development according to the General Plan would not physically divide an existing community therefore no significant impacts would occur.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to physically dividing an existing community would occur and no new mitigation measures are necessary.

(b)

Previous Analysis in the FEIR. The FEIR states that some revisions to land use designations in the new General Plan would create conflicts with the Zoning Ordinance and Redevelopment Plan. Mitigation measures calling for revisions to zoning regulations and Redevelopment Plan would mitigate these impacts to a level that is less than significant.

The FEIR states that the new General Plan is consistent with regional plans and no significant impacts would occur, with the exception of the alignment of the Mid-County Parkway transportation corridor, which could conflict with local land use plans in San Jacinto. However, the FEIR included mitigation measures requiring coordination between the City and the Riverside County Transportation Commission to resolve these conflicts and reduce this impact to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to compatibility with land use plans would occur and no new mitigation measures are necessary.

(c)

Previous Analysis in the FEIR. Section 5.4 of the FEIR states that the General Plan would not conflict with the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) therefore no significant impacts would occur.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to habitat conservation plans would occur and no new mitigation measures are necessary.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-b)

Previous Analysis in the FEIR. Section 5.6 of the FEIR states that the California Geological Survey has determined that the city is located in Mineral Resource Zone (MRZ) 1, which designates areas where no significant mineral resources have been identified, therefore no significant impacts would occur.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to mineral resources would occur and no new mitigation measures are necessary.

XII. NOISE. Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-d)

Previous Analysis in the FEIR. The FEIR states that development according to the new General Plan would create temporary noise impacts during construction activities. Mitigation measures requiring conformance with state and local noise regulations would mitigate these impacts to a level that is less than significant.

The FEIR also states that new development would result in potentially significant increases in noise levels adjacent to roadways. Mitigation measures were identified to require noise studies and noise reduction measures that would reduce these impacts to a level that is less than significant.

The FEIR also states that development of new stationary noise sources could result in potentially significant increases in noise levels. Mitigation measures were identified to require operational and/or physical noise reduction measures that would reduce these impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to noise would occur and no new mitigation measures are necessary.

(e-f)

Previous Analysis in the FEIR. The Notice of Preparation for the EIR stated that there are no airports in the vicinity of San Jacinto, therefore no impacts from aircraft noise would occur.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to aircraft noise would occur and no new mitigation measures are necessary.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a)

Previous Analysis in the FEIR. Section 5.11 of the FEIR states that development according to the General Plan would induce a substantial increase in the population of the city by allowing residential development on vacant land and redevelopment of previously developed properties with more intense uses. While mitigation measures were identified to reduce the severity of impacts that would result from this population growth, it was identified as a significant unavoidable impact.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to population and housing would occur and no new mitigation measures are necessary.

(b-c)

Previous Analysis in the FEIR. The FEIR states that development according to the General Plan would not result in displacement of substantial numbers of people or existing housing. No significant impacts would occur and no mitigation measures were required.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to population and housing displacement would occur and no new mitigation measures are necessary.

XIV. PUBLIC SERVICES. Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Fire protection.

Previous Analysis in the FEIR. Section 5.12.2 of the FEIR states that new development according to the General Plan would result in a substantial increase in population and construction, which would result in significant impacts to fire

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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protection. Mitigation measures were identified that would reduce impacts to a level that is less than significant. These measures include ensuring sufficient water supplies for firefighting, monitoring demand on fire personnel and facilities, requiring new developments to incorporate all appropriate design and improvements to facilitate fire protection, and implementation of a fee program to provide funding for additional facilities as necessary to serve new development. The FEIR stated that these mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to fire protection would occur and no new mitigation measures are necessary.

Police protection

Previous Analysis in the FEIR. Section 5.12.1 of the FEIR states that new development according to the General Plan would result in a substantial increase in population and construction, which would result in a substantial increase in demand on police protection. Mitigation measures were identified that would reduce impacts to a level that is less than significant. These measures include maintaining appropriate services levels through the budget process, collecting fees from new development to contribute to the cost of new services, working with local school districts to ensure school safety and security, implementation of an Emergency Operations Center, requiring new developments to utilize design features that enhance security, and promotion of Neighborhood Watch programs. The FEIR stated that these mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to police protection would occur and no new mitigation measures are necessary.

Schools.

Previous Analysis in the FEIR. Section 5.12.3 of the FEIR states that new development according to the General Plan would result in a substantial increase in the city's student population, which would require additional educational facilities and personnel in order to maintain acceptable service levels. Mitigation measures were identified that would reduce impacts to a level that is less than significant. These measures include coordination with local school districts and developers to facilitate planning and construction of new facilities, and requiring payment of school fees as provided by state law. The FEIR stated that these mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to schools would occur and no new mitigation measures are necessary.

Parks and Recreation.

Previous Analysis in the FEIR. Section 5.12.5 of the FEIR states that new development according to the General Plan would result in a substantial increase in the city's population, which would require additional park facilities in order to maintain acceptable service levels. Since the General Plan designates sufficient parkland to meet applicable standards, no significant impacts were identified.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to parks and recreational facilities would occur and no new mitigation measures are necessary.

Other Public Facilities - Libraries.

Previous Analysis in the FEIR.

Section 5.12.4 of the FEIR analyzed impacts to library facilities and concluded that development according to the General Plan would result in a substantial increase in the demand for library facilities. A mitigation measure was identified to require coordination between the City and the Riverside County Library System regarding the need for new facilities, and requiring new developments to pay fees to help offset the additional cost of providing library services to residents. These mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to library facilities would occur and no new mitigation measures are necessary.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(Please see discussion under Parks and Recreation in Section XIV above.)

XVI. TRANSPORTATION / TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-b)

Previous Analysis in the FEIR. Section 5.13 of the FEIR stated that new development according to the General Plan would result in a substantial increase in vehicular traffic, which could result in unacceptable service levels. Mitigation measures were identified that would reduce most traffic impacts to a level that is less than significant, although projected impacts to segments of the Ramona Expressway were determined to be significant and unavoidable.

New Significant Effects. The proposed amendments to the Housing Element and related changes in land use regulations that are proposed in the Development Code are required by state housing law. These amendments would allow increased densities when developments provide affordable housing, but would not alter the allowable locations of such developments. Under state law, increased development density must be permitted when a developer provides affordable housing. It is not possible to predict with any level of certainty the number of new developments that will provide affordable housing and qualify for increased density in the future. In the HDR category (10-14 units/acre) the minimum state-mandated density bonus for qualifying projects is 35%, which would result in an allowable density of up to 18.9 units/acre as compared to 20 units/acre under the proposed amendments to the Housing and Land Use Elements. This difference would not result in a substantial increase in traffic, even if all new projects were to provide affordable housing and qualify for increased density. The Housing Element (Appendix B, Table B-4) identifies HDR parcels totaling approximately 108 acres that would be eligible for a density of 20 units/acre. If the entire 108 acres were developed with qualifying projects, an increase of 119 housing units would be developed (108 acres x 1.1 additional units/acre) with a corresponding traffic generation of approximately 1,190 trips/day¹. For the VHDR category, the proposed affordable housing incentive program would result in no increase in allowable density compared to the level anticipated in the General Plan EIR. The potential increase of 1,190 trips would be more than offset by the reduction in traffic resulting from the redesignation of 1,092 acres of land from Estate Residential and Rural Residential to Open Space in connection with habitat easements acquired by the RCA, which would result in approximately 5,530 fewer daily vehicle trips² as compared to the level of development assumed in the General Plan EIR. Other proposed regulations regarding special needs housing would not alter the location or scale of development, therefore no new significant impacts would occur and no new mitigation measures are necessary.

(c)

Previous Analysis in the FEIR. The Notice of Preparation for the EIR stated that no significant impacts to air traffic patterns would occur, and no mitigation measures were necessary.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and

¹ 18.9 units/acre vs. 20 units/acre = an increase of 1.1 units/acre. 108 acres x 1.1 units/acre = 119 units. Assuming a trip generation rate of 10 trips/day, an additional 1,190 trips would result if all eligible properties were developed for affordable housing.

² 986.8 acres of the habitat area is currently designated Estate Residential, which the General Plan EIR estimated would generate an average of 0.4 housing units per acre, or 395 units. 105.1 acres of the habitat area is designated Rural Residential, which was estimated to generate an average of 1.5 units/acre, or 158 units. Assuming a trip generation rate of 10 trips per housing unit per day, the total trip generation of the habitat area would be approximately 5,530 trips per day.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to air traffic would occur and no new mitigation measures are necessary.

(d-e)

Previous Analysis in the FEIR. Section 5.13 of the FEIR stated that new development according to the General Plan would result in a substantial increase in vehicular traffic, which could result in increased hazards or emergency access. Mitigation measures were identified that would reduce these impacts to a level that is less than significant. Mitigation measures include requiring new developments to comply with adopted design standards, requiring construction of roadway improvements in connection with new projects as needed to ensure adequate service levels (or payment of fees to fund such improvements), regular updates to the Capital Improvement Program for roadway improvements, and cooperation with RCTC and other regional agencies to coordinate local roadway improvements with regional facilities.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to traffic would occur and no new mitigation measures are necessary.

(f)

Previous Analysis in the FEIR. Section 5.13 of the FEIR stated that new development according to the General Plan would facilitate alternative transportation methods through the provision of sidewalks, bikeways and bus routes in the community. Mitigation measures were identified to coordinate with regional agencies such as the Riverside Transit Agency to facilitate expansion of bus routes to serve new development and seek funding for other alternative transportation improvements. These mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to alternative transportation would occur and no new mitigation measures are necessary.

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610) and the requirements of Government Code Section 66473.7 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a,b,d,e)

Previous Analysis in the FEIR. Section 5.14 of the FEIR stated that while adequate water supply and wastewater treatment capacity are expected to be available to serve new development according to the General Plan through 2030, capacity is uncertain through the General Plan buildout timeframe of post-2050. This was identified as a potentially significant impact. Mitigation measures were identified that would reduce this impact to a level that is less than significant. These measures include ensuring that sufficient water supplies and wastewater treatment capacity are available to serve new developments through the environmental review process, incorporation of improved open space, preservation areas and quasi-active recreation facilities in areas used for groundwater recharge, and cooperation with water districts to ensure adequate water supply and wastewater treatment capacity.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to water supply and wastewater treatment would occur and no new mitigation measures are necessary.

(c)

Previous Analysis in the FEIR. Section 5.7 of the FEIR (Hazards and Hazardous Materials) states that areas subject to flood hazards are designated for parks, open space and some commercial development. As a result, residential development would not occur within these areas. Mitigation measures were identified to require participation in the National Flood Insurance Program, continued implementation of the Flood Plain Management Ordinance, conformance with FEMA regulations and updating Flood Insurance Rate Maps as necessary, cooperation with the Riverside County Flood Control District to complete levees providing 100-year flood protection, and conformance with applicable BMP

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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regulations. As part of the development review process, each new project will be required to demonstrate that adequate drainage facilities will be available to ensure no net increase in runoff from the site. The FEIR notes that these mitigation measures would reduce impacts to a level that is less than significant.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts regarding storm water drainage would occur and no new mitigation measures are necessary.

(f-g)

Previous Analysis in the FEIR. Section 5.14.3 of the FEIR stated that no significant impacts would occur with regard to solid waste disposal, although future expansion of landfill facilities could result in environmental impacts and would be subject to CEQA review. No mitigation measures were found to be necessary.

New Significant Effects. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development pattern in the General Plan, no new significant impacts with regard to solid waste would occur and no new mitigation measures are necessary.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-d) The purpose of this Addendum is to determine whether any new significant environmental impacts would result from adoption of the 2008-2014 Housing Element, Land Use Element revisions, and Development Code that were not previously analyzed in the General Plan FEIR. Since the land use amendments proposed in the Land Use Element, Housing Element and Development Code would not result in a substantial change to the development patterns identified in the General Plan, potential impacts related to construction activities and conversion of vacant land to urban uses (e.g., aesthetics, agricultural resources, biological resources, cultural resources, geology/soils, hydrology/water quality and mineral resources) would not result in new significant impacts not previously analyzed in the FEIR.

For other potential impacts that are related to the type and intensity of use (e.g., traffic, air quality, noise, public services, utilities, recreation) the analysis has determined that the proposed changes in land use would not be substantially different than those analyzed in the FEIR and the mitigation measures required by the FEIR would reduce potential impacts to a level that is less than significant. The proposed changes in land use designations are required by state housing law in order to provide adequate sites for multi-family residential development commensurate with the Regional Housing Needs Assessment.