



City of Beaumont Housing Element and Safety Element Updates

General Plan PEIR Addendum Evaluation

prepared by

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223
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prepared with the assistance of

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July 2022

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RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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1 Introduction and Project Summary

1. Project Title

City of Beaumont Housing Element and Safety Element Updates

2. Lead Agency Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

3. Contact Person and Phone Number

Christina Taylor, Deputy City Manager
(951) 572-3212

4. Project Location

The City of Beaumont (City) encompasses approximately 30 square miles and is located in the San Geronio Pass Region of western Riverside County, approximately 26 miles east of the City of Riverside. U.S. Interstate-10 (I-10) corridor runs east-west through the city. Surrounding locations include the City of Calimesa to the northwest, the unincorporated village of Cherry Valley to the north, and the City of Banning to the east. The Housing Element and Safety Element Updates planning boundaries coincide with the City's limits, depicted in Figure 1.

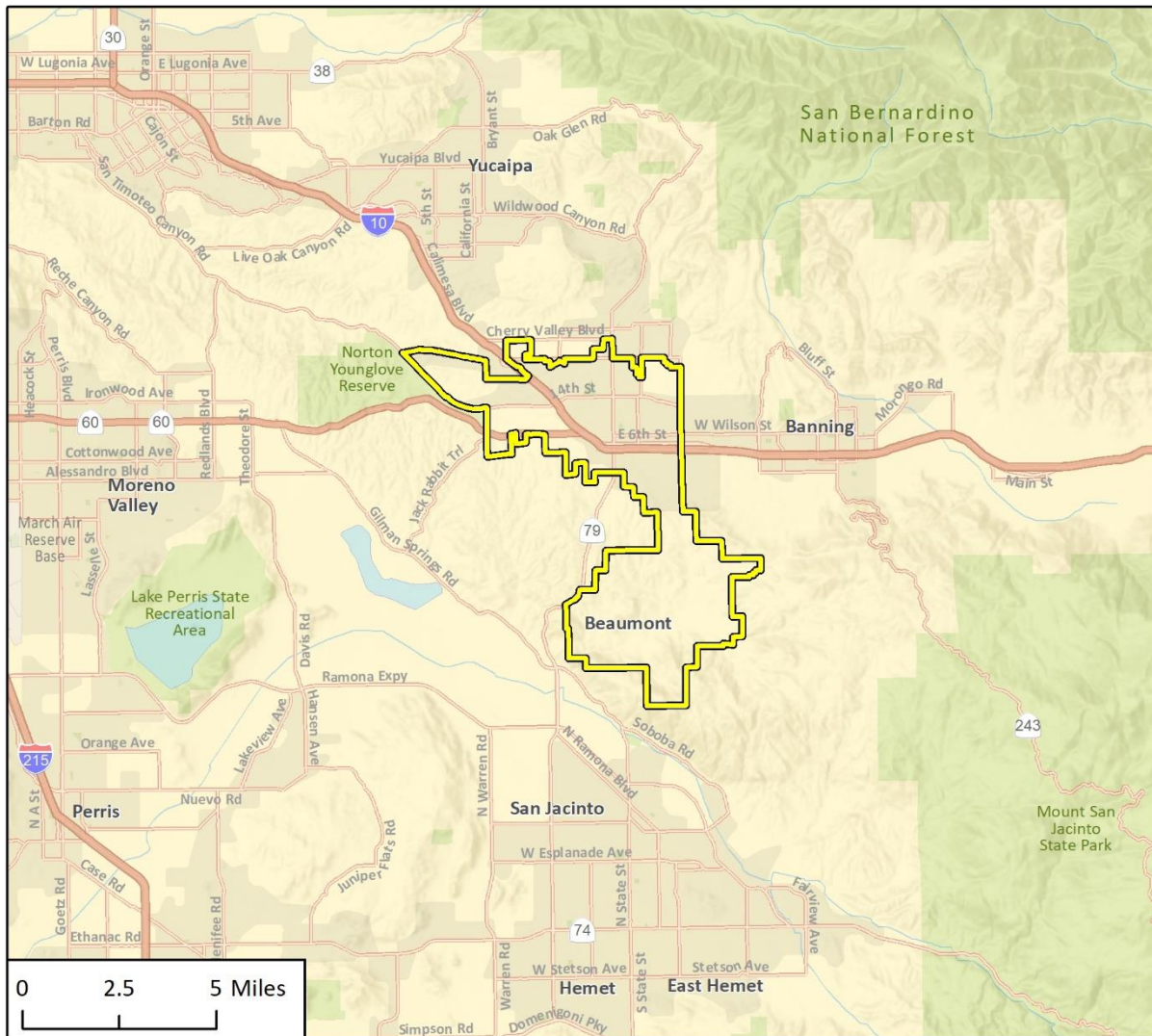
5. Project Sponsor's Name and Address

City of Beaumont
Community Development Department
550 East 6th Street
Beaumont, California 92223

6. Project Description

The project consists of a comprehensive update to the City of Beaumont Housing Element, a focused update to the Safety Element, and amendments to the Land Use Element as required for consistency with the updated Housing Element (herein referred to as "Housing Element and Safety Element Updates" or "project"). The City's General Plan underwent extensive environmental review in the form of a Program Environmental Impact Report (PEIR), which was certified in 2020. The PEIR for the Beaumont General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was prepared.

Figure 1 Regional Project Location, Planning Boundaries



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 Project Location

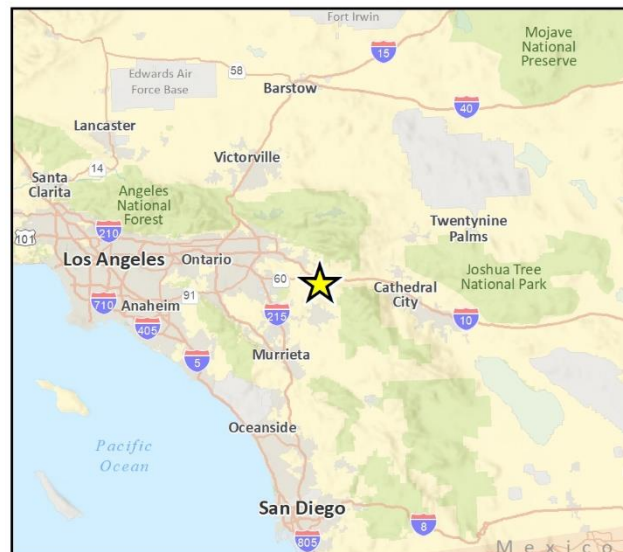


Fig 1 Regional Location

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.11). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Beaumont Housing Element is being updated as part of the State's 6th cycle of Regional Housing Needs Assessment (RHNA) allocation. For Beaumont, the planning period runs from October 15, 2021, through October 15, 2029.

The project would bring the City's Housing Element and Safety Element into compliance with State legislation passed since the publication of the previous (5th Cycle) Housing Element (approved in 2014). The Housing Element Update includes a housing sites inventory that demonstrates how the City plans to meet its 6th cycle RHNA allocation. The Land Use Element would be updated to reflect the rezone of specific sites included in the Housing Element sites inventory to accommodate residential use.

The Housing Element and Safety Element Updates will not, in and of itself, result in environmental impacts as it does not propose any specific development. Rather, it establishes objectives, policies, and zoning designations designed to guide future development as the City works to achieve State-mandated housing and safety goals. Future development will require project-specific developmental review as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted policies/standards and it must incorporate applicable mitigation measures and alternatives developed in the City of Beaumont General Plan PEIR (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the City of Beaumont General Plan PEIR (the General Plan PEIR and this Addendum), the lead agency must prepare additional CEQA documentation.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of the Housing Element update, Safety Element update, and Land Use Element amendments. No physical development is addressed or evaluated. This Addendum Evaluation is intended to demonstrate consistency of these updates and amendments with the existing City of Beaumont General Plan PEIR to satisfy the requirements of CEQA. In particular, and in line with Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element, Land Use Element, and Safety Element, as policy and programs documents, includes impacts not addressed or analyzed as significant effects in the City of Beaumont General Plan PEIR.

7. Discretionary Action

Implementation of the project would require the following discretionary actions by the City of Beaumont Planning Commission/City Council:

- Approval of an Addendum to the General Plan Program Environmental Impact Report (PEIR)
- Approval of the updated Housing Element
- Approval of the updated Safety Element

City of Beaumont Housing Element and Safety Element Updates

- Approval of the Land Use Element amendments
- Approval of a General Plan Amendment to incorporate the updates to the Housing Element, Land Use Element, and Safety Element into the General Plan

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

8. Prior Environmental Document(s)

City of Beaumont, Program Environmental Impact Report, Beaumont General Plan (General Plan PEIR). State Clearinghouse Number 2018031022 adopted October 2020.

9. Location of Prior Environmental Document(s)

City of Beaumont, Planning Department website:
<https://www.beaumontca.gov/121/General-Plan>

2 Project Context

The Housing Element, Land Use Element, and Safety Element are three of the eight General Plan elements the State mandates in Government Code Section 65302.

City of Beaumont General Plan

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services.

The Beaumont General Plan, adopted in December 2020, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 20-year period (2020 to 2040). A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use, and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, arts and recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. Beaumont's General Plan includes the following elements:

- Vision + Guiding Principles
- Land Use + Community Design
- Mobility
- Economic Development + Fiscal
- Health + Environmental Justice
- Community Facilities + Infrastructure
- Conservation + Open Space
- Safety
- Noise
- Downtown Area Plan

Beaumont General Plan 2040 PEIR

The Beaumont General Plan 2040 PEIR (herein called the General Plan PEIR) addressed the potential environmental effects of the planned buildout of the City of Beaumont through the year 2040 and concluded that implementation of the General Plan would result levels of environmental impacts as

City of Beaumont Housing Element and Safety Element Updates

detailed in Table 1. Mitigation measures were incorporated into the General Plan PEIR to reduce potential impacts from project development under the General Plan.

Table 1 Summary of Areas of Potential Impact under the Beaumont General Plan PEIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan PEIR
Aesthetics	Less than Significant	None
Agriculture and Forestry Resources	Less than Significant	AG-1 – AG-2
Air Quality	Significant and Unavoidable	AQ-1
Biological Resources	Less than Significant	BIO-1- BIO-3
Cultural Resources	Less than Significant	None
Energy	Less than significant	None
Greenhouse Gas Emissions	Significant and Unavoidable	GHG-1
Geology and Soils	Less than Significant	None
Hazards and Hazardous Materials	Less than Significant	None
Tribal Cultural Resources	Less than Significant	None
Hydrology and Flood/Water Quality	Less than Significant	None
Land Use and Planning	Less than Significant	None
Mineral Resources	Less than Significant	None
Noise	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Population and Housing	Less than Significant	None
Public Services	Less than Significant	None
Recreation	Less than Significant	None
Utilities and Service Systems	Less than significant	None
Transportation	Significant and Unavoidable	No feasible mitigation at a programmatic level.
Wildfire	Less than significant	None

City of Beaumont General Plan Assumptions

The General Plan has a year 2040 planning horizon, but it does not specify or anticipate exactly when buildout will occur, as long-range demographic and economic trends are difficult to predict. The designation in the General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative.

As detailed in General Plan PEIR in Table 5.13-J, the General Plan would result in a potential buildout total of 31,022 residential units in the City limits.

Updates to the Housing Element

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.11 set forth the specific components to be contained in a community's housing element.

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order."

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of Beaumont is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide City decision making and set forth an action plan to implement these housing programs through an established planning period.

State law requires housing elements to be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The City of Beaumont Housing Element is now being updated as part of the 6th cycle RHNA allocation, which is for the planning period from October 15, 2021 through October 15, 2029.

Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development’s determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI).¹ The Southern California Association of Governments (SCAG) was tasked with allocating this regional housing need among the jurisdictions in the SCAG region, which includes Riverside County. Table 2 shows the breakdown of the RHNA for Beaumont during the 2021-2029 planning period.

Table 2 2021-2029 Regional Housing Need Allocation

Income Group	Beaumont Unit Needs	Percent of Total Units	Regional Unit Needs (Riverside County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,229	29.2	41,995	25.1
Low (> 50-80% AMI)	721	17.1	26,473	15.8
Moderate (>80-120% AMI)	723	17.2	29,167	17.4
Above Moderate (>120% AMI)	1,537	36.5	69,716	41.7
Total	4,210	100.0	167,351	100.0

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)
 Source: SCAG 2020a

The city had 52,686 households as of January 2021.² As of 2020, 87.6 percent were single-family, including 86.2 percent single-family detached units and 1.4 percent single-family attached units; multi-family dwelling units comprised 9.3 percent of the city’s housing stock; and the remaining 3.1 percent were mobile homes (SCAG 2020b).

Changes in State Law

The following items represent substantive changes to State housing law since the City’s last Housing Element was adopted and certified in 2014. The Housing Element update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)
- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

¹ The City has a RHNA allocation of 1,229 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD, 29.2 percent of City households earned less than 50 percent of the AMI. Among these households, 50.0 percent earned incomes below 30 percent (extremely low). Therefore, the City’s RHNA allocation of 1,229 very low-income units may be split into 614 extremely low and 615 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

² California Department of Finance 2021: <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

2021 – 2029 Housing Element

The 2021 Housing Element has the following major components:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources (Section I)
- A profile and analysis of the city’s demographics, housing characteristics, and existing and future **housing needs** (Section II and Appendix A)
- A review of **resources available** to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section III)
- A statement of the **Housing Plan** to address the city’s identified housing needs, including a formulation of housing **goals, policies, and programs**. In addition, this includes the city’s quantified objectives for the 2021-2029 planning period, by income group, based on growth estimates, past and anticipated development, and income data (Section IV)
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city’s identified needs (Appendix C)
- A review of the city’s **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element (Appendix D)

A series of appendices provide additional documentation:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goal and policies that support housing programs related to housing production, special needs housing, neighborhood quality and fair housing. The 2021 Housing Element Update goals, policies,

City of Beaumont Housing Element and Safety Element Updates

and programs are summarized below and referenced throughout this Addendum Evaluation as appropriate.

Goal A Facilitate the Development of Housing to Accommodate the RHNA.

POLICIES

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential site inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

PROGRAMS

Program 1 RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2022. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table 3 Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	—	4.2	83
419170034	SSMU	Vacant	—	1.0	20
419170035	SSMU	Vacant	—	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	—	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.

² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.

Source: City of Beaumont, LWC

APN = Accessory Dwelling Unit

ac = acres

DMF = Downtown Residential Multifamily

SSMU-R = Sixth Street Mixed Use - Residential

Program 2 Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

Program 3 No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

Program 4 Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and

implement additional action to incentivize ADU production if target ADU numbers are not being met.

Program 5 Minimum Densities

The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Goal B Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households

POLICIES

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

PROGRAMS

Program 6 Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont commenting on the Authority's draft Action Plans. In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

Program 7 First Time Buyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 8 Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's. The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program 9 Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

Program 10 Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

Program 11 Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

Program 12 Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing. In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

Program 13 Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.

Program 14 Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Program 15 Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

Program 16 Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers' input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.
- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.

Program 17 Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont. The City will take the following actions:

- Advertise the program through the City’s communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City’s website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

Goal C Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

POLICIES

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.
- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

PROGRAMS

Program 18 Mixed-Use Parking Incentives

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

Program 19 Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

Program 20 Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

Program 21 Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

Program 22 Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

Program 23 SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

Program 24 Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hookups to developments that include lower-income housing units.

Program 25 Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

Goal D Conserve and Improve the Condition of the Existing Affordable Housing Stock

POLICIES

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

PROGRAMS

Program 26 Housing Code Enforcement

The City follows the State’s Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard

housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

Program 27 Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City's community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

- Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.
- Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

Program 28 Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

Goal E Promote Fair Housing Access and Opportunity

POLICIES

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).
- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

PROGRAMS

Program 29 Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. The City will support and promote the Fair Housing Council's existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

Program 30 Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants' and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

Program 31 Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

Program 32 Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

Program 33 Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing

development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

Program 34 CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource (e.g., El Barrio and Town Center neighborhoods). This may result in funding for parks improvements resulting from Program 37.

Program 35 Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans and the South Coast Air Quality Management District (SCAQMD), to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

Program 36 Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.
- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

Program 37 Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood. Goal F Encourage Energy Conservation

POLICIES

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.

- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

PROGRAMS

Program 38 Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City's Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

Meeting the RHNA

The Housing Element update would be consistent with State requirements for the RHNA to plan adequately to meet existing and projected housing needs for all economic segments of the community. The Housing Element update would be submitted to the HCD for review and approval to ensure that it would adequately address the housing needs and demands of the city.

To meet the objectives of the 6th Cycle RHNA allocation and provide sufficient capacity for housing development, the Housing Element specifies sites for residential development. Site selection was conducted based on an analysis of site-specific constraints, including General Plan land use and zoning, access to utilities, location, development potential, density and whether the site is identified in a previous Housing Element. To count toward the RHNA allocation, sites must be in a land use category that meets a minimum residential density standard, have a minimum lot size, and be either vacant or not been developed to the maximum capacity allowed by the zoning category and can provide the potential for more residences on a site.

When a local jurisdiction cannot demonstrate that there are sufficient vacant or underutilized sites to adequately meet the RHNA allocation, a 'rezoning program' must be put into place, which would update the zoning designation for specific sites. A rezoning program ensures that there are enough sites with sufficient densities to address the housing need identified through the RHNA. In accordance with HCD's "default density" criteria for jurisdictions located within a Metropolitan Statistical Area (MSA) with a population of more than two million such as Beaumont, 30 dwelling units per acre (du/acre) is the minimum density threshold for sites to be considered suitable for providing housing affordable to very low and low-income households.

The sites identified in the site inventory are comprised of parcels located in various areas and zones within the city. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. The City prioritizes rezoning in transit priority areas that are within 0.5-mile of public transit (i.e., high frequency bus route or trolley line) to improve walkability and reduce dependence on automobile use, consistent with the sustainability goals of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Table 4 details the residential unit capacity that would be accommodated by ADU projections, anticipated projects, and available 6th Cycle sites.

Table 4 Housing Unit Yield per Site Category

Site Category	Very Low/Low	Moderate	Above Moderate	Total
RHNA Required	1,950	723	1,537	4,210
Anticipated Accessory Dwelling Units (ADUs)	6	4	1	11
Entitled/Proposed Projects ¹	48	–	3,257	3,305
RHNA Remaining Need	1,896	719	(1,721)	N/A
Site Inventory ¹	1,847	3,889	5	5,741
Total Unit Surplus or (Shortfall)	(49)	3,170	1,726	N/A

¹ Considers net new units only.

Source: Adapted from Table III-1 of the 2021-2029 Housing Element Update

As shown in Table 4, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall.

Rezone Program

The rezone program would increase the allowable residential densities on specific sites than what is currently allowed under the existing General Plan, and therefore is the focus of this PEIR addendum. The Housing Element update identifies 16 potential sites comprising 24.1 acres for the rezoning program. Since rezoning of only 2.5 acres would be required to meet the RHNA capacity requirement, six of these sites are anticipated to be rezoned shortly after Housing Element adoption. There are ten additional sites identified by the City as potential rezone sites that the City may use to further its housing goals (called “buffer” sites). This PEIR addendum analyzes the potential impacts of the maximum density for all 16 rezone sites as the “worst case scenario” assumption, although the realistic development of each site would likely result in fewer residential units.

Table 5 shows the allowable densities, land use changes, and number of potential units for each site identified in the rezoning program. The net increase presented in this table is the maximum allowable from the permitted density range. The Housing Element update would accommodate the maximum potential development of 715 units on the 16 rezone sites, which is 192 residential units more than the maximum potential development currently allowed under the existing General Plan. The locations of the buffer sites are shown in Figure 2.

Amendments to the Land Use Element

The Land Use Element is a guide for the City’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations as reflected on the City’s General Plan Land Use Map. To accommodate the rezone program identified by the Housing Element update, the Land Use Element would be revised with the following amendments:

City of Beaumont Housing Element and Safety Element Updates

- The existing Downtown Mixed Use (DMX) designation in Table 3. 3 would be modified to identify that DMX properties located within the Higher Density Overlay are allowed a density of 20-30 du/acre.
- The existing Sixth Street Mixed Use (SSMU), Sixth Street Mixed Use Residential (SSMU-R), and Downtown Residential Multi Family (DMF) land use designations in the Extended Sixth Street section of Chapter 11 would be modified to identify SSMU, SSMU-R, and DMF properties within the Higher Density Overlay are allowed a density of 20-30 du/acre.

Updates to the Safety Element

The Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the city. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. The Safety Element also addresses crime prevention, police and fire protection, and emergency preparedness and response.

Recent State legislation requires certain changes to a Safety Element when the municipality undergoes an update to the Housing Element. The Safety Element would be revised to be consistent with the State legislation through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.

Table 5 Housing Element Update Rezone Sites: Land Use Changes and Development Assumptions

Site Assessor Parcel Number (APN)	Acres	Existing Use	Existing Zoning	Existing Residential Density Range (du/acre)	Proposed Residential Density Range (du/acre)	Maximum Residential Units Under Existing General Plan	Maximum Residential Units Under Housing Element Update	Unit Difference from Existing General Plan	Unit Difference from Existing Conditions
Sites Identified in the Housing Element Update									
419170031	4.2	Vacant	SSMU	0-22	20-30	91	124	33	124
419170034	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419170035	1.0	Vacant	SSMU	0-22	20-30	22	30	8	30
419160017	1.6	Vacant	SSMU	0-22	20-30	35	48	13	48
419160019	0.5	Vacant	SSMU	0-22	20-30	11	15	4	15
419160020	0.8	Vacant	SSMU	0-22	20-30	17	24	7	24
Additional Potential Rezone Sites									
419222020	1.3	Vacant	DMF	0-22	20-30	28	39	11	39
419222021	1.0	Vacant	DMF	0-22	20-30	22	30	8	30
419170016	2.6	Vacant	DMF	0-22	20-30	57	77	20	77
419170017	0.4	Vacant	DMF	0-22	20-30	8	11	3	11
419170018	0.9	Vacant	DMF	0-22	20-30	20	28	8	28
419170022	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419170027	2.8	Vacant	DMF	0-22	20-30	60	82	22	82
419160005	3.2	Vacant	DMF	0-22	20-30	71	97	26	97
419160024	0.5	Vacant	DMF	0-22	20-30	10	13	3	13
419213039	1.8	Unoccupied single- family structure	SSMU-R	0-22	20-30	39	54	15	53
Total	24.1					523	715	192	714

Du/acre = dwelling units per acre

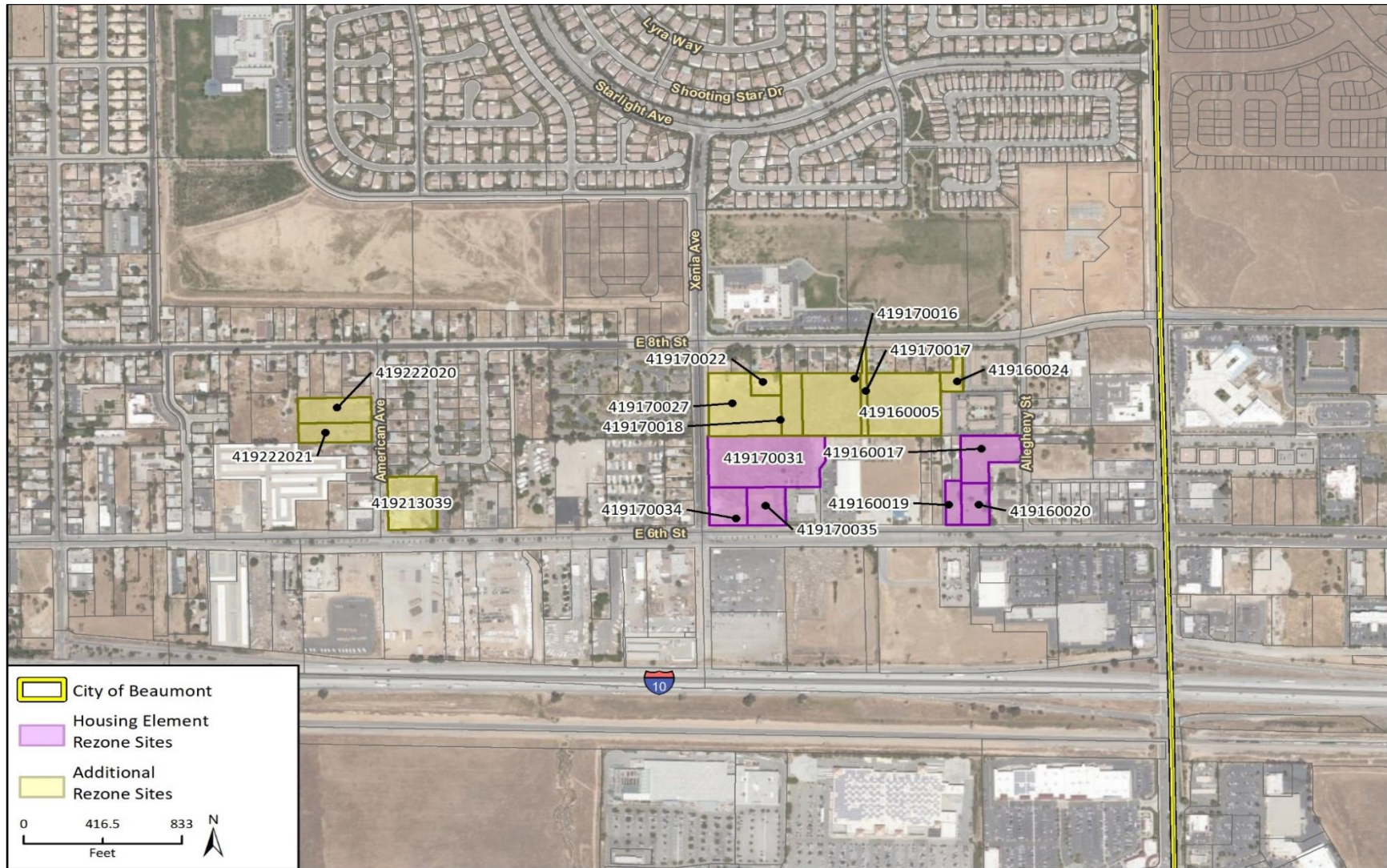
DMF = Downtown Residential Multifamily

SSMU = Sixth Street Mixed Use

SSMU-R = Sixth Street Mixed Use - Residential

Totals may not add up due to rounding.

Figure 2 Housing Element Update Rezone Sites



Imagery provided by Microsoft Bing and its licensors © 2021.
Additional data provided by County of Riverside and City of Beaumont, 2021.

3 Overview of CEQA Guidelines §15164

California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR 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 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR.
 - 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.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified PEIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

The City has prepared this Addendum Evaluation, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the Beaumont General Plan PEIR. State Clearinghouse Number (September 2020, State Clearinghouse Number 2018031022). The following Addendum Evaluation details any changes in the

City of Beaumont Housing Element and Safety Element Updates

project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element and Safety Element Updates' policies and programs are within the scope of the Beaumont General Plan PEIR, do not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the PEIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

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.

■ NONE

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this analysis:

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

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- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Beaumont General Plan Update Program Environmental Impact Report (General Plan PEIR). State Clearinghouse Number 2018081039 dated December 2019.

Signature

Christina Taylor

Printed Name

Date

Deputy City Manager

Title

5 Addendum Evaluation Methodology

General Plan Consistency

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element, Land Use Element, and Safety Element are components of the General Plan, and thus, updates to these elements are consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan elements. General Plan elements are summarized below:

- The **Land Use and Community Design Element** directs the location, amount, and type of residential development in the city. It presents the desirable pattern for the ultimate development of the city and reflects the community’s evolution and changing demographics over the General Plan horizon. The Element ensures the availability of sufficient residential land at appropriate densities to meet the city’s housing needs identified in the 2021 Housing Element Update.
- The **Mobility Element** contains policies to minimize traffic volumes and speeds in residential neighborhoods, while improving connectivity to schools, parks, services, and other destinations, with an emphasis on pedestrian, bicycle and transit mobility.
- The **Economic Development and Fiscal Element** outlines the city’s economic development objectives and guides development of future employment and commercial services, both of which are critical to supporting residents. The enhancement of well-paying jobs within the city helps with accessing housing resources and reducing transportation costs and impacts.
- The **Health and Environmental Justice Element** establishes goals and objectives to reduce pollution exposure; improve air quality; and promote public facilities, food access, safe and sanitary homes, and physical activity.
- The **Community Facilities and Infrastructure Element** is an intrinsic component of all elements of the General Plan. The very same policies that further sustainable development also enhance quality-of-life and public health. The Element affects housing through policies that encourage efficient development patterns, conservation, and sustainable energy sources such as solar. Policies recommend building design and outdoor spaces to take advantage of Beaumont’s moderate climate and reduce the need for artificial cooling, heating, and lighting.
- The **Conservation and Open Space Element** establishes goals and policies to protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.
- The **Safety Element** establishes a policy framework for maintaining and improving the safety of Beaumont’s residents. It identifies proactive measures to minimize public safety challenges to community residents, structures, public facilities, infrastructure, and to enable the City to expediently and efficiently respond in the event of a public safety challenge. This Element covers seismic, flooding, and geological hazards, hazardous waste, crime prevention, police and fire protection, and emergency preparedness and response.
- The **Noise Element** contains policies to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing mitigations when necessary.

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- The **Downtown Area Plan Element** provides a detailed vision, guiding principles, and goals and policies for Downtown Beaumont. This Element provides the foundation for the future revitalization and redevelopment of the Downtown core of the community and for guiding future public and private development decisions. Topics addressed include land use and development policies, streetscape improvements, transportation and parking guidance.
- The **Housing Element** seeks to accommodate housing needs for all, including low-income populations, groups with disabilities, and the homeless. The Housing Element is a standalone volume that is updated more frequently than the other elements.

PEIR Addendum Analysis

This PEIR addendum analyzes the potential impacts of the updates to the Housing Element, Land Use Element, and Safety Element programs and policies. The PEIR already considered the impacts of development under the housing element and buffer sites with current zoning regulations. Therefore, this addendum analyzes the potential impacts of the rezoning of sites which would accommodate up to 192 additional units over the maximum currently set forth in the General Plan land use designations and as analyzed in the PEIR.

According to the General Plan PEIR, buildout of the General Plan would result in a total of 31,022 housing units in the City limits by 2040. In 2021, there were 17,232 existing housing units in the City of Beaumont (DOF 2021), which means that there is a remaining capacity of 13,790 units between 2021 and 2040. The 192 additional housing units accommodated under the Housing Element Update rezone program would be considerably less than the remaining buildout capacity under the General Plan. Table 6 provides a comparison between the existing General Plan buildout capacity and the housing units anticipated under the Housing Element Update rezone program. The total number of units in the city, upon buildout of the Housing Element update rezone program, would be 17,424, which is 13,598 units below the buildout assumptions of the General Plan.

Table 6 Existing and General Plan Buildout

Forecast Category	Existing Units 2021	General Plan Buildout (City Limits)	Remaining Capacity with General Plan	Maximum Additional Units from Rezone of Sites	Existing Units Plus Rezone of Sites	Remaining Capacity after Rezone of Sites
Housing Units	17,232	31,022	13,790	192	17,424	13,598

Source: Adapted from Table III-1 of the Housing Element update, California Department of Finance 2021, General Plan PEIR Table 5.13J

Preliminary Environmental Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development. For

purposes of the Addendum Evaluation, only the potential environmental constraints, as they relate to CEQA, were evaluated.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that regulate or encourage new housing development in Beaumont. Each future housing development project would be subject to developmental review to determine potential impacts specific to that project site.

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6 Addendum Evaluation

1 Aesthetics

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	None	No	No	No	Yes	Yes

General Plan PEIR Aesthetics Findings

The General Plan PEIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, signage, landscaping, building setbacks, and hillside protection.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The aesthetics on these properties would not change significantly from the impacts analyzed by the General Plan PEIR. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan.

All future development aligning with the General Plan Update would undergo project-specific developmental review, including design review, to address potential impacts related to aesthetics. Development proposals would be subject to adopted policies and standards that govern visual quality, community design, scenic highways, and light and glare. The Safety Element Update would have no impact related to aesthetics.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of aesthetics is required.

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2 Agriculture and Forestry Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than Significant with Mitigation	AG-1	No	No	No	Yes	Yes	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than Significant with Mitigation	AG-2	No	No	No	Yes	Yes	
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))?	No Impact	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	None	No	No	No	Yes	Yes
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?	Less Than Significant	None	No	No	No	Yes	Yes

General Plan PEIR Agriculture and Forestry Resources Findings

The General Plan PEIR determined that the General Plan would not result in impacts to forest land. The General Plan would potentially convert up to 50 acres of farmland to non-agricultural use, and conflict with existing zoning for agricultural use, but impacts would be less than significant with implementation of Mitigation Measures AG 1 and AG 2. Under these mitigation measures, individual project proponents are required to provide mitigation in the amount equivalent to the Acres of Converted Farmland, and the City shall revise the zoning ordinance to include produce stands in the Industrial Zoning District.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. These sites are urban infill sites and are not currently used for agricultural use, and the rezone program would not conflict with existing zoning for agricultural use. The Safety Element Update would have no impact related to agriculture and forestry resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of agriculture and forestry resources is required.

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3 Air Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant	None	No	No	No	Yes	No	Yes
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	AQ-1	No	No	No	Yes	No	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Air Quality Findings

The General Plan PEIR determined that impacts to air quality would be significant and unavoidable regarding cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, and exposure of sensitive receptors to pollutant concentrations, but would result in a less than significant impact related to conflicting with or obstructing an air quality management plan and resulting in other emissions (such as those leading to odors) that could adversely affect a substantial number of people. Mitigation Measure AQ 1, which would require a technical analysis to evaluate project-specific air quality impacts, would reduce potential impacts related to exceedance of air quality standards from criteria pollutants and from toxic air contaminants (TACs) impacting sensitive receptors, but impacts would remain significant and unavoidable. The significance of impacts to air quality resulting from specific future development projects will be evaluated on a project-by-project basis and General Plan policies as well as City standards and practices will be applied, individually or jointly, as necessary and appropriate.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. The air quality impacts on these properties would be greater than as analyzed in the General Plan PEIR but would not change significantly. Additionally, these sites are urban infill sites where development already exists throughout the area, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The General Plan goals and policies support reduction of air quality impacts. Mitigation Measure AQ 1 identified in the General Plan PEIR would be implemented to help reduce impacts to the greatest extent possible. This measure would remain in practice with implementation of the Housing Element and Safety Element Updates. The Safety Element Update would have no impact related to air quality.

All future development aligning with the Housing Element update would undergo project-specific developmental review to address potential impacts related to air quality. Potential air quality-related impacts cannot be assessed in a meaningful way until a project specific analysis is done covering the size of the development which includes construction air quality emissions, project operational emissions and potential vehicle miles traveled. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to South Coast Air Quality Management District rules and protocols. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Beaumont.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of air quality is required.

4 Biological Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
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 Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-1 BIO-2	No	No	No	Yes	Yes	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or 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?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes
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?	Less than Significant with Mitigation	BIO-2	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than Significant with Mitigation	BIO-3	No	No	No	Yes	Yes

General Plan PEIR Biological Resources Findings

The General Plan PEIR determined that impacts to biological resources would be less than significant with mitigation incorporated for effects to sensitive animal and plant species, sensitive natural communities, protected wetlands, and wildlife movement. Implementation of mitigation measures and compliance with the Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) would ensure that the General Plan does not conflict with any HCPs. All projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Mitigation Measures BIO-1 through BIO-3 require project-specific habitat and nesting bird assessment, and as needed, focused surveys, reports, and mitigation for impacts to riparian/riverine or sensitive habitats.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to sensitive habitat, nesting birds, and consistency with the MSHCP, as required by Mitigation Measures BIO-1 through BIO-3. Additionally, these sites are urban infill sites where development already exists throughout the area, and it is unlikely that development on these sites would result in significant impacts to sensitive natural communities, riparian areas and wetlands, or wildlife movement. The Safety Element Update would have no impact related to biological resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of biological resources is required.

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5 Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	No	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	No	Yes

General Plan PEIR Cultural Resources Findings

The General Plan PEIR determined that impacts to historic resources would be less than significant regarding adverse changes in a historical or archaeological resource and human remains. General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code, would reduce potential impacts from development to a less than significant level.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Similar to the findings in the PEIR, any proposed development project would be assessed for potential impacts to cultural resources in accordance with General Plan policies and existing federal and State regulations, including those of the California Public Resources Code Section 5097 and California Health and Safety Code. All proposed development would be required to conform to federal, State, and General Plan policies and City zoning standards concerning the protection of cultural resources, including listed historic and archaeological resources. The Safety Element Update would have no impact related to cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows that impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of cultural resources is required.

6 Energy

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant	None	No	No	No	Yes	Yes	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No impact	None	No	No	No	Yes	Yes	

General Plan PEIR Energy Findings

The General Plan PEIR determined that impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and the General Plan would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations and local mandates, and there would not be a significant increase in construction based or operational energy use. Additionally, these sites are urban infill sites which would reduce per capita Vehicle Miles Traveled (VMT), and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to energy resources.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of energy is required.

7 Geology and Soils

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. 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?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	Less than significant	None	No	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
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?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	Yes	Yes
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Geology and Soils Findings

The General Plan PEIR determined that due to adherence to federal, State, and local regulations, impacts to geology and soils would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; installing septic tanks and alternative wastewater disposal systems in expansive soils; and paleontological resources.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The maximum allowable number of units would increase on these sites; however, all proposed development would be required to comply with building safety measures and paleontological resources included in the California Code of Regulations, General Plan, and zoning ordinance, including development review for grading and construction. Additionally, these sites are urban infill sites which have already been evaluated for potential impacts related to geology, soils, and paleontological resources under the General Plan PEIR. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts associated with geology and soils, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of geology and soils is required.

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8 Greenhouse Gas Emissions

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes	
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No Impact	None	No	No	No	Yes	No	

General Plan PEIR Greenhouse Gas Emissions Findings

The General Plan PEIR determined that impacts to greenhouse gas (GHG) emissions and GHG reduction targets would be significant with implementation of the General Plan. Mitigation Measure GHG-1 set forth in the General Plan PEIR would reduce potential impacts to GHG emissions but would still result in a significant and unavoidable impact. It was determined that no impacts would occur related to the General Plan conflicting with plans, policies, and regulations adopted to reduce GHGs.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The GHG emissions at these 16 sites may be greater than what was analyzed in the PEIR due to the increased allowable density; however, the overall the development potential in the City is not changing. Thus, the overall GHG emissions would be similar to what was analyzed in the PEIR. All proposed development would be required to comply with the energy reduction measures included in the with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations, and air quality management regulations and mitigation measures, and there would not be a significant increase in construction based GHG emission or operational GHG emissions. Additionally, these sites are urban infill sites which would reduce per capita VMT, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would have no impact related to GHG emissions.

Conclusion

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element Update and Safety Element Updates and no additional environmental assessment of GHG emissions is required.

9 Hazards and Hazardous Materials

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes	
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?	Less than significant	None	No	No	No	Yes	Yes	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Be located on a site that is included on a list of hazardous material 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?	Less than significant	None	No	No	No	Yes	Yes
e. Result in a safety hazard for people residing or working within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hazards and Hazardous Materials Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts for hazardous materials would be less than significant for impacts related to hazards and hazardous materials.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase the transport, use, and storage of hazardous materials, and construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hazards and hazardous materials. Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. The Safety Element Update would bring the General Plan into consistency with applicable plans and policies designed to reduce potential impacts related to hazards and hazardous materials, and would therefore not result in significant adverse impacts.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hazards and hazardous materials is required.

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10 Hydrology and Water Quality

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	None	No	No	No	Yes	No	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	None	No	No	No	Yes	No	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site; substantially increase the	Less than significant	None	No	No	No	Yes	No	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
rate or amount of surface runoff in a manner which would result in flooding on or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems impede or redirect floodflows?							
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Hydrology and Water Quality Findings

The General Plan PEIR determined that with adherence to federal, State, and General Plan policies and City regulations, impacts to hydrology and water quality would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not significantly increase impacts to water quality or groundwater recharge; the change in runoff, drainage patterns, or flood flows; increase risk of released pollutants due to inundation; or impact or obstruct a water quality management plan. Construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hydrology and water quality, such as the requirements of the National Pollution Discharge Elimination System (NPDES). Additionally, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan and would thus already be accounted for in the General Plan analysis concerning groundwater supplies. The Safety Element Update would have no impact related to hydrology and water quality.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of hydrology and water quality is required.

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11 Land Use and Planning

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Physically divide an established community?	Less than significant	None	No	No	No	Yes		Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	Yes		Yes

General Plan PEIR Land Use Planning Findings

The General Plan PEIR determined that impacts to land use would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not change the use of the sites and therefore would not divide an established community or cause an environmental impact due to due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Safety Element Update would increase consistency with applicable plans and regulations and would therefore have no adverse impact related to land use and planning.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of land use and planning is required.

12 Mineral Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
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?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Mineral Resources Findings

The General Plan PEIR determined that impacts to mineral resources relating to a known and locally important mineral resource would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. Development of additional residential units on these sites would not restrict access to mineral resources, as the city has no known or identified mineral resources of regional or statewide importance or locally-important mineral resource recovery site. The Safety Element Update would have no impact related to mineral resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of mineral resources is required.

13 Noise

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?					Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		
Would adoption of the Housing Element and Safety Element Updates:								
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and unavoidable	None	No	No	No	Yes	Yes	
b. Generate excessive vibration of groundborne noise levels?	Less than significant	None	No	No	No	Yes	Yes	
c. Result in a project that exposes people residing or working in the project area to excessive noise levels due to the project's location within an airport land use plan area or within two miles of a public airport or public use airport?	Less than significant	None	No	No	No	Yes	Yes	

General Plan PEIR Noise Findings

The General Plan PEIR determined that since the existing conditions of ambient noise levels near highways already exceed the City and State noise standards, as well as exceeding acceptable noise increase standards from the Federal Transportation Authority (FTA), impacts from permanent noise associated with buildout of the General Plan are considered significant and unavoidable. Temporary noise and groundbourne vibration impacts, such as those from construction equipment, would be less than significant with implementation of General Plan policies and municipal code requirements. Impacts related to the exposure of people to excessive airport noise levels would also be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. None of these sites are located adjacent to a highway. The nearest highway is the I-10 freeway, which is located approximately 0.16 miles south of the southernmost rezone sites. Even though these sites may be subject to ambient noise from the I-10 freeway, noise levels would not increase beyond the significant/unavoidable level.

Development of additional residential units on these sites would not significantly increase the temporary noise and vibration impacts from what is analyzed in the General Plan EIR and would be required to adhere to General Plan and municipal code policies and regulations that reduce impacts to a less than significant level. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units were already accounted for in the General Plan analysis concerning permanent noise impacts from highway traffic. The Safety Element Update would have no impact related to noise.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of noise-related impacts is required.

14 Population and Housing

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?					
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?	
Would adoption of the Housing Element and Safety Element Updates:								
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	No	Yes	Yes
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	No	Yes	Yes

General Plan PEIR Population and Housing Findings

The General Plan PEIR determined implementation of the General Plan would result in a less than significant impact relating to substantial unplanned population growth and would not result in a substantial displacement of people and/or housing.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The Housing Element Update would accommodate the City's RHNA and bring the General Plan into consistency with State law; therefore, it would not result in a significant impact relating to substantial unplanned population growth. The increase in allowable density would provide increased housing opportunities for low-income households, would not demolish existing occupied housing, and would not result in a substantial displacement of people and/or housing. The Safety Element Update would have no impact related to population and housing.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to population and housing is required.

15 Public Services

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	No	Yes	Yes
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,	Less than significant	None	No	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
response times or other performance objectives?							
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Public Services Findings

The General Plan PEIR determined that implementation of the General Plan would not result in substantial adverse physical impacts associated with new or physically altered public services facilities, including those related to fire, police, schools, and libraries, and impacts would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. As stated in the General Plan PEIR, new developments would be required to contribute development impact fees, which would, along with property taxes, fund the development or expansion of facilities related to public agencies and services. New or expanded facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees and taxes; therefore, the Housing Element Update would not result in a significant impact related to public services. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning impacts to public services. The Safety Element Update would have no impact related to public services.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to public services is required.

16 Recreation

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
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?	Less than significant	None	No	No	No	Yes	Yes
b. Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Recreation Findings

The General Plan PEIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. New development is subject to the payment of park improvement fees or Quimby fees, which is a pay in lieu of parkland dedication. The General Plan requires new development to pay its fair share of required improvements, including maintenance costs. Future development on these 16 sites would be subject to the same requirements. New or expanded recreation facilities would be evaluated for environmental impacts at the time of proposal. The changes to the 16 sites in the Housing Element Update would not impact the City's ability to collect such fees; therefore, the Housing Element Update would not result in a significant change of impacts related to parks and recreation facilities. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning parks and recreation facilities. The Safety Element Update would have no impact related to parks and recreation.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to recreation is required.

17 Transportation/Traffic

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element and Safety Element Updates:							
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less than significant	None	No	No	No	Yes	Yes
b. Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?	Significant and unavoidable	None	No	No	No	Yes	Yes
c. Substantially increase hazards due to a geometric design feature or incompatible uses?	Less than significant	None	No	No	No	Yes	Yes
d. Result in inadequate emergency access?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Transportation Findings

The General Plan PEIR determined that there would be a less than significant impact related to a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; increase of hazards due to a geometric design feature or incompatible uses; and result in inadequate emergency access. However, the General Plan PEIR also found that General Plan-related trip generation in combination with existing and proposed cumulative development would exceed the City's vehicle miles traveled (VMT) threshold and would be inconsistent with CEQA Guidelines §15064.3, subdivision (b).

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. All proposed development would be required to comply with existing federal, State, and local regulations concerning transportation safety and emergency access. These sites are urban infill sites which would reduce per capita VMT at these sites in comparison to the General Plan PEIR, and the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, the Housing Element Update would not increase impacts related to VMT, but rather might result in a slight reduction in citywide VMT. The Safety Element Update would increase safety measures for emergency access and would not result in an adverse impact related to transportation and traffic. The programs, policies, and development accommodated under the Housing Element Update and the programs and policies included in the Safety Element Update would be required to comply with existing federal, State, and local regulations regarding the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Housing Element and Safety Element Updates would not conflict with a program, plan, ordinance, or policy related to such facilities. Development accommodated under the Housing Element would be required to comply with all federal, State, and local policies concerning roadway safety, including minor infrastructure improvements for egress/ingress, parking, and emergency access, and would not increase hazards due to a geometric design feature or incompatible uses or result in inadequate emergency access.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to transportation and traffic is required.

18 Tribal Cultural Resources

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less than Significant	None	No	No	No	Yes	Yes	
b. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	Less than Significant	None	No	No	No	Yes	Yes	

General Plan PEIR Tribal Cultural Resource Findings

The General Plan PEIR determined that impacts to tribal cultural resources would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element update would raise the allowable residential density on 16 vacant or partially vacant sites. Any proposed development project would be assessed for potential impacts to cultural resources, including tribal cultural resources. All proposed development would be required to conform to federal, State, and local regulations and zoning standards concerning the protection of cultural resources, including listed archaeological resources. Additionally, all developments must comply with Assembly Bill (AB) 52 and other federal and State regulations that help protect and conserve tribal cultural resources. The Safety Element Update would have no impact related to tribal cultural resources.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to tribal cultural resources is required.

19 Utilities and Service Systems

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	Yes	Yes
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	None	No	No	No	Yes	Yes	Yes
c. 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?	Less than significant	None	No	No	No	Yes	Yes	Yes

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	None	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Utilities and Service Systems Findings

The General Plan PEIR determined that impacts to utilities and service systems would be less than significant.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the increase would not result in a substantial impact on water, wastewater, storm drain, electrical, natural gas, telecommunication, and solid waste disposal facilities. General Plan policies ensure that future developments pay their fair share for any needed infrastructure improvements, which would apply to all development accommodated by the Housing Element Update. Since the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan, these additional units would already be accounted for in the General Plan analysis concerning utilities and service systems. The Safety Element Update would have no impact related to utilities and service systems.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to utilities and service systems is required.

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20 Wildfire

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))		Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Yes	No	
Would adoption of the Housing Element and Safety Element Updates:								
a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	None	No	No	No	Yes	Yes	
b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less than significant	None	No	No	No	Yes	Yes	

PEIR Evaluation Criteria	PEIR Significance Conclusion	PEIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162(a) Occur?	Project is within the Scope of General Plan PEIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less than significant	None	No	No	No	Yes	Yes
d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less than significant	None	No	No	No	Yes	Yes

General Plan PEIR Wildfire Findings

The General Plan PEIR found that the Housing Element and Safety Element Updates would result less than significant impacts concerning wildfire risks, hazards, and conflicts with emergency response plans.

Addendum Analysis

The Housing Element Update includes housing sites located throughout the city that were evaluated previously for potential environmental impacts in the General Plan PEIR. The Housing Element Update would raise the allowable residential density on 16 vacant or partially vacant sites. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, these sites are urban infill sites and not in areas prone to wildfires. All development accommodated by the Housing Element Update would be required to adhere to General Plan and other regulatory requirements concerning wildfire hazards and emergency response. The Safety Element Update would enhance emergency preparedness and response by bringing the General Plan into consistency with new State requirements and would not result in an adverse significant risk to wildfire risks, hazards, and conflicts with emergency response plans.

Conclusions

The adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR nor present new information that shows impacts would be more significant than those described in the General Plan PEIR. The General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment of impacts related to wildfire is required.

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7 Summary of Findings

The Housing Element and Safety Element Updates are a part of the City's General Plan, and like other elements within the General Plan, they include goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. Depending on the timing and scope of the Housing Programs, some programs may be implemented over time as a separate project after the Housing Element is adopted.

The Housing Element update does not involve site-specific projects. The number of residential units and population on these sites would increase from the conditions analyzed in the General Plan PEIR; however, the total number of residential units accommodated by the Housing Element Update would not exceed the buildout capacity of the General Plan. Thus, these additional units would already be accounted for in the General Plan PEIR recently certified in December 2020. The General Plan PEIR accompanied the City's update to the General Plan. Future development associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances. Additionally, future developments or programs involving discretionary review are subject to the California Environmental Quality Act to determine if actions borne by the project would have a significant impact on the environment.

It has been determined through this analysis that the adoption of the Housing Element and Safety Element Updates would not result in impacts beyond those addressed or analyzed in the General Plan PEIR, nor does the Housing Element and Safety Element Updates present new information that shows impacts would be more significant than those described in the General Plan PEIR. Therefore, the General Plan PEIR applies to the Housing Element and Safety Element Updates and no additional environmental assessment is required.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing PEIR would be appropriate, and no new environmental document, such as a new EIR, or a Subsequent or Supplement EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final PEIR, and the decision-making body shall consider the addendum with the final PEIR prior to deciding on the project.

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8 References

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List of Preparers

Rincon Consultants, Inc. prepared this EIR Addendum under contract to the City of Beaumont. Persons involved in data gathering analysis, project management, and quality control are listed below.

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