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**CITY OF SAN MARCOS
Addendum to Certified Final Program
Environmental Impact Report (PEIR)
General Plan Update**

TABLE OF CONTENTS

Section 1 Introduction	1
1.1 Purpose and Background	1
1.2 Lead Agency and Discretionary Approvals	1
1.3 Documents Incorporated by Reference	1
1.4 CEQA Requirements for Use of an Addendum	2
1.5 Summary of Analysis and Findings for an Addendum	2
Section 2 Description of the Proposed Action	4
2.1 Purpose & Need	4
2.2 Surrounding Land Use and Environmental Setting	5
Section 3 Lead Agency Environmental Finding	7
Section 4 Environmental Checklist	8
Section 4 References	28

AGENDA ITEM
3

SECTION 1 INTRODUCTION

Purpose and Background

This General Plan Update (approved 2012), has been prepared by the City of San Marcos (“City”) in conformance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) (“CEQA”), the State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3 § 15000 et seq.), to address minor changes to the General Plan Update (“GP Update”), (as defined below), as a result of the update of the Housing Element (“Housing Element 2013-2021”).

The City is proposing to update its Housing Element in compliance with State Housing Element Law Government Code Sections 65580-65590.1. State housing law had mandated that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community, requires housing elements to be updated every five years. With the implementation of SB 375 this time period was extended to eight years. The State Department of Housing and Community Development (HCD) is required to review local housing elements for compliance with state law and to report its written findings to the local government. This amendment to the GP update is a complete revision of the 2005-2010 Housing Element for the 5th cycle, 2013 - 2021. The Housing Element considers the City’s Housing Needs, Housing Constraints, and Housing Resources as well as identification of past accomplishments and a Housing Plan. The Housing Plan component of the Housing Element contains Objectives and Policies that serve to re-affirm the Objectives and Policies of the existing Housing Element while at the same time enhance upon or add to the existing objectives and policies to address current housing needs. In addition, the Housing Element provides a summary of comments and input received from the community as a result of the public outreach conducted prior to draft submittal of the Housing Element to HCD.

Lead Agency and Discretionary Approvals

This Addendum documents the City’s consideration of the potential environmental impacts resulting from the minor changes to the Program as a result of the update of the 5th cycle Housing Element for the 2013-2021 planning period and explains the City’s decision that a subsequent Environmental Impact Report (EIR) is not required. The City of San Marcos is the lead agency and has approval authority over the Program and the Housing Element. HCD has reviewed the City’s Draft Housing Element and has provided a determination to the City the Draft 5th Cycle Housing Element meets the statutory requirements of State housing element law and will comply with State law when adopted and submitted to HCD. After the City Council adopts the 5th cycle Housing Element, it will be submitted to the HCD for certification.

Documents Incorporated by Reference

Section 15150 of the State CEQA Guidelines encourage environmental documents to incorporate by reference other documents that provide relevant data and analysis.

The following documents are hereby incorporated by reference within this Addendum, and all of these documents are considered part of the Final PEIR.

- *Certified Final Program Environmental Impact Report – City of San Marcos General Plan Update, Certified Final Environmental Impact Report, State Clearinghouse #2011071028, Volumes I, II & III, Certified February 14, 2012 (CC Resolution 2012-7615).*
- *City of San Marcos General Plan Update, adopted February 14, 2012 (CC Resolution 2012-7616).*

These documents incorporated by reference are available for review at the City of San Marcos Development Services Department – Planning Division.

CEQA Requirements for Use of an Addendum

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available" (Cal. Pub. Res. Code, § 21166). State CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR are met, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a).)

Previous analysis of environmental impacts has been conducted for the General Plan Update, including an Initial Study, a draft Program EIR, and a Certified Final PEIR ("Final PEIR").

Summary of Analysis and Findings for an Addendum

Based upon the environmental checklist prepared for the 5th Cycle Housing Element update (Section 4) and supporting checklist responses (Section 4), other than the minor changes to the Program in reference to the project, no further clarification or additional explanation is warranted, beyond the analysis contained in the Final PEIR. The environmental effects associated with the 5th Cycle Housing Element update do not require additional analysis beyond the analysis previously prepared and distributed in the Final PEIR.

Pursuant to Section 15164 of the State CEQA Guidelines, the City of San Marcos finds that only minor modifications are required to the Circulated Final PEIR and that none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have occurred. More specifically, the City of San Marcos has determined that:

- The primary basis for the changes to the Housing Element is to plan for population growth (as previously anticipated under the General Plan update (2012)), accommodate changing needs, strengthen neighborhoods, provide housing for all residents, and comply with State housing law. State housing law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Housing Element law requires housing elements to be updated every eight years and requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.
- There are no substantial changes to the 5th Cycle Housing Element that would require major revisions of the Final PEIR for the General Plan Update, due to new significant environmental effects or a substantial increase in the severity of impacts identified in the Final PEIR.

- No substantial changes have occurred in the circumstances under which the 5th Cycle Housing Element (2013 – 2021) is being undertaken that will require major revisions of the Final PEIR to disclose new significant environmental effects or that would result in a substantial increase in the severity of the impacts identified in the Final PEIR. The Housing Element considers the City's Housing Needs, Housing Constraints, and Housing Resources as well as identification of past accomplishments and a Housing Plan. The Housing Plan component of the Housing Element also contains Objectives and Policies that serve to re-affirm the Objectives and Policies of the existing Housing Element while at the same time enhance upon or add to the existing objectives and policies to address current housing needs. In addition, the Housing Element provides a summary of comments and input received from the community during the public outreach conducted prior to draft submittal of the Housing Element to HCD. The newer data provided in the updated Housing Element does not substantially change the circumstances of the Final PEIR but rather provides information that supports the Housing Element's purpose of establishing objectives & policies and programs to address the housing needs of the City.
- There is no new information of substantial importance, which was not known at the time that the previous Final PEIR for the General Plan update (2012) was circulated, indicating that:
- The update of the 5th Cycle Housing Element (2013-2021) will not have one or more significant effects not previously discussed in the Final PEIR, It merely updates the existing Housing Element pursuant to State law for the 5th Cycle Housing Element and does not add population to the City above that which was previously addressed in the General Plan update;
- There are no impacts that were determined to be significant in the previous Final PEIR that would be substantially more severe with this Housing Element update;
- There are no additional mitigation measures or alternatives to the project that would substantially reduce one or more of the significant effects identified in the previous Final PEIR; and
- There are no additional mitigation measures or alternatives which were rejected by the project proponent that are considerably different from those analyzed in the previous Final PEIR that would substantially reduce any significant impact identified in the Final PEIR.
- The 5th Cycle Housing Element (2013-2021) is consistent with the following State objectives:
 - Increasing the housing supply and the mix of housing types, tenures, and affordability in the City in an equitable manner;
 - Promoting infill development and socioeconomic equity with the protection of environmental and agricultural resources, and the encouragement of efficient development patterns
 - Promoting an improved intraregional relationship between jobs and housing; and
 - Allocating a lower proportion of housing need to the very low and low income categories where the City already has a disproportionately high share of households in those income categories, as compared to the countywide distribution of households in these categories from the 2010 Census.

SECTION 2

DESCRIPTION OF PROGRAM ACTION

DESCRIPTION OF PROJECT:

Purpose & Need

The Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds specifically to conditions and policy directives unique to San Marcos. This Housing Element provides policy guidance for the 2013-2021 planning period for jurisdictions within the San Diego Association of Governments (SANDAG) region.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive general plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the state housing goals.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

Scope of Element

The Housing Element covers the planning period of April 30, 2013 through April 30, 2021, identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock in San Marcos; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An housing needs assessment that includes an analysis of the City's demographic and housing characteristics and trends
- A review of potential housing constraints (market, governmental, and environmental) to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A Housing Plan to address the identified housing needs, including housing

goals, policies, and programs

The San Marcos General Plan consists of the following elements:

- Land Use and Community Design
- Mobility
- Conservation and Open Space
- Parks, Recreation and Community Heath
- Safety
- Noise
- Housing

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, amend it to ensure continued consistency among elements. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The City completed a comprehensive General Plan update in 2012, and as such information on flood hazard and management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Safety and Conservation Elements upon future revisions of the Housing Element.

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Land Use and Community Design Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. The policies and priorities of both the Housing and Land Use and Community Design Elements have been carefully balanced to maintain internal consistency.

Two of the key topics addressed in the General Plan are smart growth and mixed use development. Smart growth advocates compact, transit-oriented, walkable, bicycle-friendly land use patterns, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Specifically, goals in the Land Use and Community Design Element aim to:

- Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community;
- Promote development standards and land use patterns that encourage long-term environmental sustainability; and
- Provide for land use patterns that are compatible with and support a variety of mobility opportunities and choices.

The establishment of mixed land uses in the Land Use and Community Design Element is a key tool in implementing the goals of the Plan.

SURROUNDING LAND USES AND SETTING:

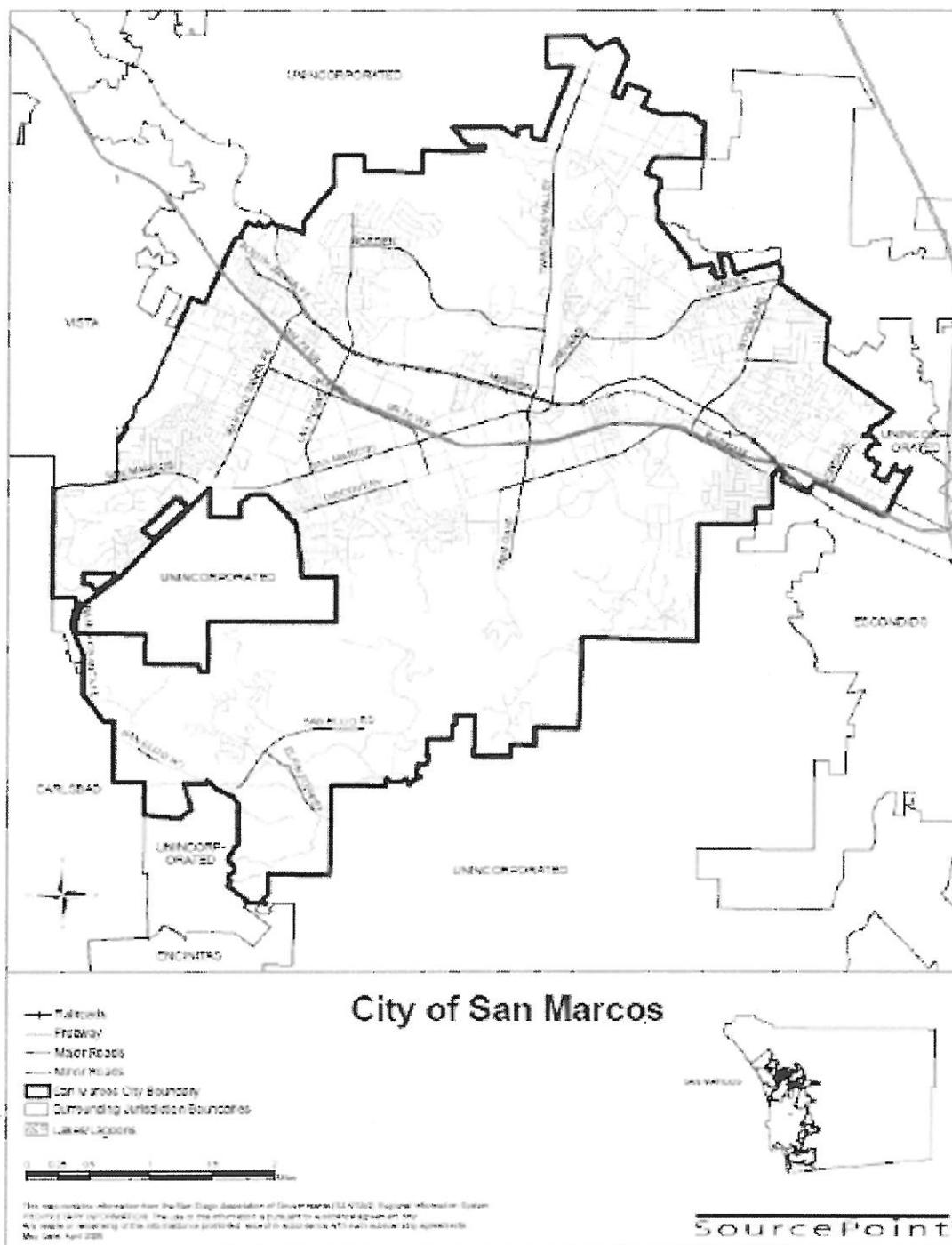
The City of San Marcos covers just over 24 square miles in the North County area of the region. The City is located in the central portion of northern San Diego County, approximately 40 miles north of downtown San Diego. The City is bounded by the cities of Vista and Carlsbad to the west, the city of Escondido to the east, and unincorporated areas within the County of San Diego to the north and south (Exhibit A).

Regional access is provided by State Route 78, an east/west highway that links Interstate 5 with Interstate 15, both of which provide north/south access. The City incorporated in 1963; however, the community was

established much earlier than that. In the late 1700s, the Spaniards came upon a valley which they named “Los Vallecitos de San Marcos” (Little Valley of Saint Mark) in honor of the day it was discovered. In 1956, San Marcos began to grow rapidly when Colorado River water arrived in the City. At that time, businesses started up and people moved to the area. Since then, San Marcos has grown faster than any other jurisdiction in the region.

As indicated in the Housing Needs Assessment, between 2000 and 2010, the City’s population increased by 52 percent. San Marcos offers a mix of housing types. Single-family homes make up about 61 percent of the housing stock, multi-family comprises about 28 percent, and mobile homes comprise the remaining 12 percent. Between 2000 and 2010, the City’s housing stock increased by 52 percent, equal to the population growth in the same period. San Marcos is now home to two of the region’s major education facilities: Palomar Community College and California State University, San Marcos.

EXHIBIT A
CITY OF SAN MARCOS WITHIN NORTHERN SAN DIEGO COUNTY



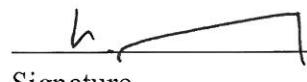
SECTION 3

LEAD AGENCY ENVIRONMENTAL FINDING

Determination: (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

- The City finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- The City finds the proposed project may have a significant effect(s) on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- The City finds that changes to the project or the circumstances under which the project would be undertaken require major revisions to the previous EIR in order to make the previous EIR adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15163. Thus, a SUBSEQUENT EIR shall be prepared.
- The City finds that changes to the project or the circumstances under which the project would be undertaken would require only minor revision to the previous MND in order to make the previous MND adequately apply to the proposed project in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15163. Thus, a SUPPLEMENTAL MND shall be prepared.
- The City finds that the significant effects that would result from the project have been addressed in an earlier PROGRAM ENVIRONMENTAL IMPACT REPORT and that none of the determinations set forth in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 can be established. Thus, an ADDENDUM to the PROGRAM ENVIRONMENTAL IMPACT REPORT(PEIR) for the San Marcos General Plan PEIR (INSERT PREVIOUS ENV DOC. NAME/PROJECT NAME) shall be prepared.


Signature

April 29, 2013
Date

Principal Planner
Title

City of San Marcos
Agency

SECTION 4
Environmental Analysis Checklist

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
1. AESTHETICS – Would the proposed project:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No Substantial Change from Previous Analysis (a-d). The proposed update to the Housing Element which involves an amendment to the General Plan update does not change the analysis previously performed in the Certified Final PEIR, does not affect any scenic resource, degrade the visual character of the area or create any new source of light and glare as the proposed Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. Related to aesthetics, the Housing Element includes objectives and policies that serve to improve the aesthetic quality of neighborhood including policies related to providing a range of housing opportunities, improving housing conditions, and promoting equal opportunity for all residents to reside in the housing of their choice.

2. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the proposed project:

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No Substantial Change from Previous Analysis (a-e). The proposed update to the Housing Element which involves an amendment to the General Plan update does not change the analysis previously performed in the Certified Final PEIR, and does not increase or significantly change the impacts on agricultural resources as no objectives or policies and no land use map changes are proposed that would impact agricultural resources that exist within or near the Project area. The Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. Furthermore, there is no impact on forest land by this project as no forest land exists within the City of San Marcos.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the proposed project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

ISSUES:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstance Requiring Major EIR Revisions	Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or Information Requiring Preparation of an MND or EIR	No Impact
c) 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 (including releasing emissions exceeding quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No Substantial Change from Previous Analysis (a-e). The proposed update to the Housing Element which involves an amendment to the General Plan update does not change the analysis previously performed in the Certified Final PEIR. The proposed to the Housing Element is consistent with the General Plan update analysis of the “Focused Area” land use change areas and will not result in the violation of any ambient air quality standard or contribute substantially to an existing or projected air quality violation, will not result in a cumulatively considerable net increase of any criteria pollutant, and would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors as the proposed changes will not increase or significantly change the impacts on air quality as no objectives or policies and no land use map changes are proposed that would change air quality impacts within or near the Project area. Further, the update to the Housing Element is based on the same projected population numbers that were analyzed in the Final PEIR. This change to the Program does not increase or significantly change the impacts on air quality as previously analyzed.

4. BIOLOGICAL RESOURCES – Would the proposed project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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 Game or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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?

No Substantial Change from Previous Analysis (a-f). The proposed update to the Housing Element, which involves an amendment to the General Plan update, does not change the analysis previously performed in the Certified Final PEIR and has no impact on biological resources as the proposed update to the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. None of the Objectives, Policies, or Implementation Plan tools/programs of the Housing Element have any effect on local applicable policies protecting biological resources, and therefore will not conflict with any local applicable policies protecting biological resources. Additionally, none of the Objectives, Policies or Implementation Plan Tools of the Housing Element will have any effect on the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local habitat conservation plans, and therefore will not conflict with such plans. Therefore, none of these proposed changes to the Program will increase impacts on biological resources beyond that which has already been analyzed under the PEIR.

5. CULTURAL RESOURCES – Would the proposed project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

d) Disturb any human remains, including those interred outside of formal cemeteries?

No Substantial Change from Previous Analysis (a-d). The proposed update to the Housing Element, which involves an amendment to the General Plan update (2012), does not change the original analysis previously performed in the Certified Final PEIR and has no impacts on cultural resources as the proposed update to the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing.

6. GEOLOGY AND SOILS – Would the proposed project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No Substantial Change from Previous Analysis (a-e). The proposed update to the Housing Element, which involves an amendment to the General Plan update (approved 2012), does not change the original analysis previously performed in the Certified Final PEIR and has no impacts on geology and soils as the proposed update to the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing.

7. GREENHOUSE GAS EMISSIONS – Would the proposed project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

No Substantial Change from Previous Analysis a-b). The proposed update to the Housing Element, which involves an amendment to the General Plan update, does not change the original analysis previously performed in the Certified Final PEIR with respect to greenhouse gas emissions. The proposed update to the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. As such, the proposal will not increase or significantly change impacts due to greenhouse gas emissions as no objectives or policies and no land use map changes are proposed that would change the greenhouse gas impacts within or near the Project area. Further, the update to the Housing Element is consistent with the General Plan update “Typical Growth Scenario” and is based on the same projected population numbers that were analyzed in the Final PEIR.

8. HAZARDS AND HAZARDOUS MATERIALS – Would the proposed project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a proposed project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No Substantial Change from Previous Analysis (a - h). The proposed update to the Housing Element, which involves an amendment to the General Plan update, does not change the original analysis previously performed in the Certified Final PEIR because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The proposal would not increase or significantly change impacts related to hazards and hazardous materials and would not result in the potential for any additional hazards to the public or the environment that have not already been evaluated and mitigated to a level of less than significant. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to hazards and hazardous materials.

9. HYDROLOGY AND WATER QUALITY – Would the proposed project:

a) Violate any water quality standards

or waste discharge requirements?

b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site (e.g. downstream)?

- e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?
- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on-or off-site?
- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- h) Result in increased impervious surfaces and associated increased runoff?
- i) Result in significant alteration of receiving water quality during or following construction?
- j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).
- k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired?
- l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological

Significance, etc.)? If so, can it exacerbate already existing sensitive conditions?

- m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?
- n) Otherwise substantially degrade water quality?
- o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- q) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- r) Inundation by seiche, tsunami, or mudflow?

No Substantial Change from Previous Analysis (a – r). The proposed update to the Housing Element, which involves an amendment to the GP update, does not change the original analysis previously performed in the Certified Final PEIR because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The changes proposed with the update to the Housing Element do not increase the impacts on hydrology and water quality.

10. LAND USE AND PLANNING – Would the proposed project:

- a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Substantial Change from Previous Analysis (a-c). The proposed update to the Housing Element, which involves an amendment to the General Plan update (2012), does not change the original analysis previously performed in the Certified Final PEIR because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to land use and planning. The General Plan update PEIR addressed land use plan updates that would serve to implement the Housing Plan identified within the Housing Element. In addition, there are no impacts related to land use and planning because no physical development is proposed as part of the Housing Element update. This said, the changes proposed with the update to the Housing Element does not increase the impacts on land use above that which was addressed in the General Plan update PEIR.

11. MINERAL RESOURCES – Would the proposed project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

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?

No Substantial Change from Previous Analysis (a, b). The proposed changes to the Project consisting of the update to the Housing Element of the General Plan 2025 will not change this analysis or increase or significantly change the impacts on mineral resources. This is because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to mineral resources. Furthermore, there are no impacts related to mineral resources because no physical development is proposed as part of the Housing Element update.

12. NOISE – Would the proposed project:

a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project?

d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed project?

e) For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f) For a proposed project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Substantial Change from Previous Analysis (a-f). A thorough noise analysis was presented in the Certified Final PEIR. The changes proposed by the update to the Housing Element would not involve any activities that would increase noise associated with the Program or change this analysis. This is because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to mineral resources. Furthermore, there are no impacts related to noise because no physical development is proposed as part of the Housing Element update.

13. POPULATION AND HOUSING – Would the proposed project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., by extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Substantial Change from Previous Analysis (a-c). The changes proposed by the update of the Housing Element of the General Plan update do not change this analysis or increase or significantly change impacts to population and housing that was previously analyzed in the Certified Final PEIR.

14. PUBLIC SERVICES – Would the proposed project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?
- ii) Police protection?
- iii) Schools?
- iv) Parks?
- v) Other public facilities?

No Substantial Change from Previous Analysis (a-e). The proposed update to the Housing Element, which involves an amendment to the General Plan update, does not change the original analysis previously performed in the Certified Final PEIR or increase or significantly change impacts to public services, because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to public services.

15. RECREATION – Would the proposed project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Substantial Change from Previous Analysis (a, b). The changes proposed by the update of the Housing Element of the General Plan update does not change this analysis or increase or significantly change impacts to recreation. The proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing. The Housing Element includes a Housing Plan with Objectives and Policies intended to improve neighborhood livability, housing diversity, provide for housing assistance such as homeownership and rental assistance, and meet the housing need for “special needs groups” such as seniors, persons with disabilities, large households, female-headed households, single-parent families, farmworkers and people who are homeless. The Housing Element update also includes an implementation plan identifying “Tools” that are specific programs that serve to meet the Objectives and Policies of the Housing Plan. No provision within any of the Objective and Policies of the Housing Plan or within any of the Tools of the Implementation Plan has any relationship to or will serve to cause any change or result in any increase in impacts related to recreational facilities. Furthermore, there are no impacts related to recreation because no physical development is proposed as part of the Housing Element update.

16. TRANSPORTATION/TRAFFIC – Would the proposed project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Result in inadequate parking capacity?

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Substantial Change from Previous Analysis (a-f). Traffic impacts were evaluated in the Certified Final PEIR for the Program. Potential impacts associated with traffic load and capacity, conflicts with applicable congestion management programs, changes in air traffic patterns resulting in safety risks increase in hazards due to design features, inadequate emergency access, and alternative modes of transportation were found to be less than significant without mitigation. The changes proposed by the update of the Housing Element of the General Plan update do not change this analysis or increase or significantly change impacts to transportation/traffic. This amendment does not propose any physical development. Rather, the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing.

17. UTILITIES AND SERVICE SYSTEMS – Would the proposed project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment provider that 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?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with Federal, State, and local statutes and regulations related to solid waste?

No Substantial Change from Previous Analysis (a-g). Since certification of the Final PEIR for the General Plan update, there have been no changes beyond that previous addressed in the PEIR that would affect the prior analysis for water supply. The new information analyzed as part of the update to the Housing Element does not affect the demand analyzed in the FPER for the Project. Therefore, the changes proposed by the update of the Housing Element of the General Plan update do not adversely affect this analysis or increase or significantly change impacts to Utilities and Service systems including water supply.

18. MANDATORY FINDINGS OF SIGNIFICANCE

a). POTENTIAL TO

DEGRADE: Does the proposed project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Substantial Change from Previous Analysis. The changes proposed by the update of the Housing Element of the General Plan update do not adversely affect this analysis or increase or significantly change impacts to habitat of fish or wildlife species because the proposed update of the Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and implementing programs for the preservation, improvement and development of housing.

b). CUMULATIVE

IMPACTS: Does the proposed project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No Substantial Change from Previous Analysis. The cumulative effects of the update of the Housing Element of the General Plan update do not change this analysis or increase or significantly change the Program’s cumulative impacts.

c) ADVERSE IMPACTS ON

HUMANS: Does the proposed project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

No Substantial Change from Previous Analysis. Potential direct and indirect impacts that result from the update to the Housing Element are the same as were discussed in detail in the Environmental Impact Analysis, within each issue area, and are summarized throughout the entire Certified Final PEIR document. The changes proposed by the update of the Housing Element of the General Plan update do not change this analysis or increase or significantly change the Program's direct or indirect effects on human beings.

SECTION 5 REFERENCES

- *City of San Marcos 2013-2021 Draft Housing Element*
- *Certified Final Program Environmental Impact Report – City of San Marcos General Plan Update, Certified Final Environmental Impact Report, State Clearinghouse #2011071028, Volumes I, II & III, Certified February 14, 2012 (CC Resolution 2012-7615).*
- *City of San Marcos General Plan Update, adopted February 14, 2012 (CC Resolution 2012-7616).*