

RESOLUTION NO. 2021 - 61
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2013/2021 HOUSING ELEMENT PROJECT ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) CERTIFIED ON DECEMBER 11, 2013 IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

WHEREAS, the City Council, upon recommendation from the Planning Commission, adopted Council Resolution No. 2013-46 on December 11, 2013 certifying the final Environmental Impact Report (SCH# 2013051001) and Mitigation Monitoring and Reporting Program for the 2013 / 2021 Housing Element Update project; and

WHEREAS, the Planning Department has determined that the 2021/2029 Housing Element and Safety Element updates meet the criteria for an Addendum to the 2013/2021 Housing Element EIR in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, based on that evaluation, the Planning Commission has concluded, based on staff's recommendation, that the EIR for the 2013/2021 Housing Element Update project fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that could result from approval of the 2021/2029 Housing Element and Safety Element updates; and therefore, determined that no subsequent EIR is required under CEQA Guideline 15162 and approval of the Addendum in accordance with CEQA Guideline 15164 is appropriate; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 18, 2021 to discuss the Addendum to the 2013/2021 Housing Element EIR (SCH# 2013051001) for the 2021/2029 Housing Element and Safety Element updates in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, at which time the Planning Commission received public testimony and then adopted PC Resolution No. 2021-15 recommending City Council adoption of an Addendum to the 2013/2021 Housing Element EIR for the 2021/2029 Housing Element and Safety Element updates; and

WHEREAS, in accordance with Section 17.192.040 of the Wildomar Municipal Code, the Planning Department on October 1, 2021 published a legal notice (1/8 page ad) in the "Press Enterprise", a local newspaper of general circulation, notifying the general public of the of the October 13, 2021 City Council meeting at which time the City Council would consider an Addendum to the 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) for the 2021/2029 Housing Element and Safety Element updates; and

WHEREAS, in accordance with Chapter 17.08 of the Wildomar Municipal Code, the City Council conducted the duly noticed public hearing on October 13, 2021 to receive public testimony and discuss the proposed Addendum to the 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) for the 2021/2029 Housing Element and Safety Element updates.

NOW THEREFORE, the City Council of the City of Wildomar, does hereby resolve, determine and order as follows:

SECTION 1 CEQA FINDINGS.

The City Council, upon recommendation from the Planning Commission, in light of the whole record before it, including but not limited to, the Addendum to the 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) for the 2021/2029 Housing Element and Safety Element updates and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, finds and determines that subsequent EIR is not required under CEQA Guideline Section 15162 based upon the following:

- (1) Substantial changes are not proposed in the 2021/2029 Housing Element and Safety Element updates which would require major revisions of the previous 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) Substantial changes have not occurred in the 2021/2029 Housing Element and Safety Element updates with respect to the circumstances under which the original 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) was undertaken which would require major revisions of this original EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (3) No new information for the 2021/2029 Housing Element and Safety Element updates of substantial importance has come to light, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) was certified showing 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; or

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

SECTION 2. CITY COUNCIL ACTION.


Based on the foregoing findings, and on substantial evidence in the whole of the record, the City Council hereby adopts this Council Resolution adopting an Addendum to the 2013/2021 Housing Element project Environmental Impact Report (SCH# 2013051001) for the 2021/2029 Housing Element and Safety Element project.

PASSED, APPROVED AND ADOPTED this 13th day of October, 2021.



Dustin Nigg
Mayor

APPROVED AS TO FORM:



Thomas D. Jex
City Attorney

ATTEST:



Janet Morales
City Clerk



Exhibit 1

**Addendum to the 2013/2021 Housing Element project
Environmental Impact Report (SCH# 2013051001)**

Under Separate Cover

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)


I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2021 – 61 was duly adopted at a regular meeting held on October 13, 2021, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Moore, Morabito, Swanson, Mayor Pro Tem Benoit, Mayor Nigg

NOES: None

ABSTAIN: None

ABSENT: None



Janet Morales
City Clerk
City of Wildomar

August 2021 | Housing Element EIR Addendum

ADDENDUM TO THE HOUSING ELEMENT EIR

SCH No. 2013051001

FOR THE

2021–2029 HOUSING ELEMENT AND 2021 SAFETY ELEMENT UPDATE

City of Wildomar

Prepared for:

City of Wildomar

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1. Addendum to the Adopted Housing Element EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element and 2021 Safety Element (proposed project) will replace the existing 2013–2021 Housing Element, 2019 Safety Element, and serve as the City of Wildomar’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels as well as on safety and climate adaptation. The Housing Element and Safety Element are two of eight elements of the City’s General Plan.

The General Plan is the foundation development policy document of Wildomar. It defines the framework by which the physical, economic, and human resources of the City are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the City and the responsibilities of all sectors in meeting these.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. Moreover, the Safety Element does not result in physical changes to the environment but requires the implementation of safety and emergency measures in future development. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the Housing Element EIR. All future construction within Wildomar must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element and 2021 Safety Element update. Wildomar’s Housing Element EIR, certified in December 2013 (State Clearinghouse Number 2013051001), was prepared in conjunction with the City’s 2013–2021 Housing Element and analyzed the environmental impacts stemming from housing development in Wildomar. The Housing Element does not change any land use designations but rather identifies sites with existing residential land use designations to accommodate residential development at a variety of income levels. The 2021–2029 Housing Element would not result in any change from the impacts that were assumed and analyzed by the Housing Element EIR. The Safety Element includes important information in the General Plan regarding the potential for hazards to occur in and around the city and establishes policies for coordination during emergency events. While the Housing Element EIR did not address the existing Safety Element, the proposed Safety Element update would have no physical impact on the environment, as it consists of updates to goals and policies. Consequently, the proposed project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the Housing Element EIR and no change to the Housing Element EIR would be required.

1. Addendum to the Adopted Housing Element EIR

This addendum demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

1.2 HOUSING ELEMENT EIR

The Housing Element EIR identifies potentially significant impacts related to biological resources, cultural and paleontological resources, geology, soils, and mineral resources, hydrology and water quality, and land use and planning. The Housing Element EIR found that EIR mitigation measures would reduce potentially significant impacts to a less than significant level for the following environmental topic areas: biological resources, cultural and paleontological resources, geology, soils, and mineral resources, hydrology and water quality, and land use and planning.

The Housing Element EIR determined that implementation of the Housing Element would result in significant and unavoidable impacts to the following environmental topics:

- Air Quality
 - Impact 3.1.1: Subsequent land use activities associated with implementation of the proposed project would not conflict with or obstruct implementation of the 2012 Air Quality Management Plan.
 - Impact 3.1.2: Subsequent land use activities associated with implementation of the proposed project could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.
 - Impact 3.1.3: Subsequent land use activities associated with implementation of the proposed project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter.
 - Impact 3.1.7: Implementation of the proposed project, in combination with cumulative development in the SoCAB, would result in a cumulatively considerable net increase of criteria air pollutants for which the SoCAB is designated nonattainment.
- Transportation and Circulation
 - Impact 3.10.1: The project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The proposed project would result in no new impacts over what has already been identified.

1. Addendum to the Adopted Housing Element EIR

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element and Safety Element are continued through to the proposed 2021-2029 Housing Element and 2021 Safety Element. Table 1-1 includes the changes in goals or policies between the existing 2013-2021 Housing Element and the proposed 2021-2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

Table 1-2 includes the changes in goals or policies between the existing 2019 Safety Element and the proposed 2021 Safety Element. The following new and amended goals and policies are included in the proposed Safety Element. As shown in Table 1-2, *Italic underlined* text is used to depict additions to the proposed Safety Element and ~~strikethrough~~ text is used to indicate deletions.

1. Addendum to the Adopted Housing Element EIR

Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Programs	Progress	Continue/Modify/Delete
<p>PROGRAM H-1.1: General Plan Land Use Change to Provide Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see Table HNA-25 in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R-4 zoning to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City's housing needs, with at least 50 percent of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and has re-zoned 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling unit per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.</p> <p>All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e., setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review.</p> <p>In addition, the City is creating a mixed-use overlay zone to apply to 20 sites, totaling 117 acres within the inventory. The mixed-use overlay will have a 30 percent residential requirement.</p>	<p>In 2013, the City completed all necessary rezones consistent with Government Code Section 65583.2, (resolutions 2013-45 and 2013-46) to ensure there were sufficient sites available to meet the City's lower-income Regional Housing Needs Allocation (RHNA). The City continues to ensure there is sufficient capacity to meet its regional housing need.</p>	<p>This program has been completed. Delete.</p>
<p>PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.</p>	<p>No affordable housing projects have come forward, but the City continues to encourage mixed-income housing for future projects. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.</p>	<p>Modify and continue as Program H-1.2: Large Sites.</p>
<p>PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for developers, (for and non-profit) for projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.</p>	<p>The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and provides a link to these services on the City's website. Due to limited funding and lack of developer interest, the City did not provide assistance with land acquisition and/or off-site infrastructure improvements, or assistance securing federal or state housing financial resources, in the previous planning period. The City is committed to providing this assistance to interested developers during the 2021-2029 planning period.</p>	<p>Combine with Programs H-4.1: Funding Opportunities and H-4.2: Available Housing Programs and Assistance and continue as Program H-3.2: Assistance with Affordable Projects.</p>
<p>PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.</p>	<p>The City uses GIS to maintain a current land inventory. This is done as projects are submitted to, and approved by, the Planning Department.</p>	<p>Modify and continue as Program H-1.1: Updated Available Sites Inventory.</p>

1. Addendum to the Adopted Housing Element EIR

Programs	Progress	Continue/Modify/Delete
PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.	Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.	Modify and continue as Program H-2.1: Strategic Planning Opportunities.
PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing including persons with special needs and developmental disabilities. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.	Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.	Combine with Programs H-2.1: Assistance with Affordable Projects and H-4.2 and continue as Program H-3.2: Assistance with Affordable Projects.
PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports.	All Housing Element updates and the annual reports (2014, 2015, 2016, 2017, 2018, 2019) are posted on the City's website.	Combine with Programs H-2.1: Assistance with Affordable Projects and H-4.1: Funding Opportunities and continue as Program H-3.2: Assistance with Affordable Projects.
PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).	In 2018-2019, the City reviewed three possible affordable housing projects that plan to use the City's 25-percent density bonus provisions. As of February 2021, the City is reviewing the Tres Lagos Affordable Housing project (PA 21-0006) that has requested a 7.5-percent density bonus permitted under Section 17.290.050 of the Wildomar Municipal Code. This density bonus also includes allowable concessions to parking, and expedited processing under Senate Bill 35 requirements. The project will yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.	Continue as Program H-3.1: Multifamily Development.
PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.	The City met with nonprofit developers in 2018 and 2019, but developers have not decided to move forward with any proposals. One developer was interested in developing manufactured affordable units with covenants. The developer met with several Council members but has not yet submitted an application.	Combine with Program H-12.1: Special Needs Housing and continue as Program H-4.1: Expand Housing Opportunities.
PROGRAM H-6.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).	The City completes its Housing Element annual reports annually and submits them to HCD by April 1 each year. Prior to submittal to HCD, the Housing Element annual reports are presented to the Planning Commission and City Council at public meetings where citizens have an opportunity to ask questions.	Continue as Program H-5.1: Annual Review of the Housing Element.

1. Addendum to the Adopted Housing Element EIR

Programs	Progress	Continue/Modify/Delete
<p>PROGRAM H-7.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.</p>	<p>The City is constantly seeking ways to streamline development review and processing procedures. The City has a pre-application review process that has decreased review time for the formal application.</p>	<p>Continue as Program H-6.1: Development Review and Processing Procedures.</p>
<p>PROGRAM H-7.2: Building Code. As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.</p>	<p>The building code was updated in 2010, 2013, 2016, and in 2019 per State law.</p>	<p>Continue as Program H-6.2: Building Code.</p>
<p>PROGRAM H-8.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities.</p>	<p>In 2018-2019, the City reviewed two preliminary review proposals for two affordable housing projects totaling approximately 315 low-income family housing units. The City is currently reviewing the Tres Lagos Affordable Housing project (PA 21-0006) that has requested a 7.5-percent density bonus permitted under Section 17.290.050 of the Wildomar Municipal Code. This density bonus also includes allowable concessions to parking and expedited processing under Senate Bill (SB) 35 requirements. The project will yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.</p>	<p>Modify and continue as Program H-7.1: Incentives for Development of Housing.</p>
<p>PROGRAM H-9.1: Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.</p>	<p>This program was completed in December 2013. The City is undergoing an update to its density bonus ordinance to comply with the newly adopted state changes to density bonus laws in 2019/2020.</p>	<p>Continue as Program H-8.1: Density Bonus.</p>
<p>PROGRAM H-10.1: Second Units. In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.</p>	<p>This program was completed in December 2013. Mandatory State changes from 2016 and 2017 and 2020 have been addressed and new city ordinances adopted to address Accessory Dwelling Units.</p>	<p>Modify as needed to meet future changes in State law and continue as Program H-9.1: Accessory Dwelling Units.</p>
<p>PROGRAM H-11.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups including persons with physical and developmental disabilities.</p>	<p>In 2018, the City reviewed two preliminary review proposals for two affordable housing projects totaling approximately 315 low-income family housing units. The City is currently reviewing the Tres Lagos Affordable Housing project (PA 21-0006) that has requested a 7.5-percent density bonus permitted under Section 17.290.050 of the Wildomar Municipal Code. This density bonus also includes allowable concessions to parking, and expedited processing under SB 35 requirements. The project will yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.</p> <p>No projects providing senior or special-needs housing have been proposed due to difficulty securing financing for affordable senior housing. The City will implement this program as projects are proposed.</p>	<p>Continue as Program H-10.1: Priority for Affordable Projects.</p>

1. Addendum to the Adopted Housing Element EIR

Programs	Progress	Continue/Modify/Delete
<p>PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.</p>	<p>No public or private sponsors have requested to identify candidate sites. The City has not been proactive in recruiting public or private sponsors due to limited staffing and financial resources but is open to this proposal if a request was submitted.</p>	<p>Combine with Program H-5.1 and continue as Program H-4.1: Expand Housing Opportunities.</p>
<p>PROGRAM H-13.1: Extremely Low-Income Households. AB2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.</p> <p>In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.</p>	<p>This program was completed in December 2013.</p>	<p>Modify and continue as Program H-11.1: Extremely Low-Income Households.</p>
<p>PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.</p>	<p>The City amended the Zoning Ordinance in December 2013 but to ensure compliance with Health and Safety Code Sections 17021.5 and 17021.6 this program will be continued.</p>	<p>Modify and continue as Program H-11.4: Farmworker Housing.</p>
<p>PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450-4460 of the California Government Code and Title 24 of the California Code of Regulations). The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.</p> <p>In addition, the City will encourage housing developers to include mobility-impaired accessibility in their project designs.</p> <p>The City will include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical and developmental disabilities.</p> <p>The City will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria:</p> <ol style="list-style-type: none"> 1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws. 	<p>This program was completed in December 2013.</p>	<p>This program has been completed. Delete.</p>

1. Addendum to the Adopted Housing Element EIR

Programs	Progress	Continue/Modify/Delete
<ol style="list-style-type: none"> 2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program. 		
<p>PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.</p> <p>The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.</p>	<p>In December 2013 the Zoning Ordinance was updated to allow for residential care facilities consistent with state law and comply with state law and the definition of family was updated to state -- "Family" shall mean one or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within the dwelling unit</p>	<p>Modify to reflect current State guidance and continue as Program H-11.2: Residential Care Facilities.</p>
<p>PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a childcare center with affordable, multi-family housing developments or nearby major residential subdivisions.</p>	<p>Private developers have not expressed any interest in this program to date.</p>	<p>Delete.</p>
<p>PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.</p>	<p>Along with the Western Riverside Council of Governments (WRCOG), five southwest cities in Riverside County have created a partnership to address homelessness in the region. This alliance will be meeting regularly to discuss a regional plan for homeless aid.</p>	<p>Continue as Program H-12.1: Regional Homeless Issues.</p>
<p>PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation 	<p>In December 2013 Chapter 17.88 of the Wildomar Municipal Code was amended to permit emergency shelters in the I-P zone and managerial standards were adopted. The City does required a plot plan review, which is a ministerial process and it used to verify that the proposed project meets the City's development standards as part of a plan check review. No public hearing is required.</p>	<p>Completed. Modify to address state law concerning low barrier navigation centers and continue as Program H-13.1: Homeless Housing.</p>

1. Addendum to the Adopted Housing Element EIR

Programs	Progress	Continue/Modify/Delete
PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all zones allowing residential uses exclusively. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	This program was completed in December 2013.	Delete. Supportive housing is permitted in all zones that allow multifamily development.
PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds.	Due to limited staffing and financial resources, the City has not applied for HOME funding to create a housing rehabilitation program.	Modify and continue as Program H-14.1: Rehabilitation Program.
PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.	The City continues to use the Code Enforcement and Building Division staff to ensure compliance.	Modify and continue as Program H-15.1: Code Enforcement.
PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.	The City did not have any units at risk of converting to market rate during the planning period.	Modify to reflect new State law and continue as Program H-16.1: Preservation of At-Risk Housing Units.
PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.	The City's Planning Director is the assigned point person for this program. No complaints have been received to date. The City's website includes a link to the Fair Housing Council's website.	Modify to reflect new State law, combine with Program H-21.1: Fair Housing Education and continue as Program H-17.1: Fair Housing.
PROGRAM H-21.1: Fair Housing Education. The City will make fair housing educational brochures available at City Hall, the City library, and will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.	The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and has a link on the City's website.	Combine with Program H-20.1: Fair Housing Program and continue as Program H-17.1: Fair Housing.
PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.	There has been no interest within the City regarding the Riverside County Mortgage Credit Certificate Program to date.	Continue as Program H-18.1: Mortgage Credit Certificate Program.

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Programs	Progress	Continue/Modify/Delete
PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.	Due to lack of financial resources and the loss of Redevelopment Agency (RDA) monies, the City has not yet implemented a First-Time Homebuyer Program.	Continue as Program H-18.2: First-Time Homebuyer Program.
PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.	Due to a lack of financial resources and the current economic conditions of the housing market, the City has not investigated the feasibility of acquiring foreclosure homes.	Delete.
PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.	The City has not worked with public or private sponsors to encourage acquisition/rehabilitation of multifamily housing units. The County offers similar opportunities through Community Development Block Grant (CDBG) funding to the low- and moderate-income areas of the City but there has been little success.	Continue as Program H-19.1: Acquisition/Rehabilitation.
PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.	The City partners with WRCOG and SCE as part of the HERO Program created by the WRCOG. This program has been successful in saving costs and providing solar energy solutions.	Continue as Program H-20.1: Promote Energy Conservation.
PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City annually ensure that local building codes are consistent with state-mandated green building standards.	The City is diligent in implementing State-mandated green building standards on development projects as part of its development review process.	Delete.
PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	The City implements the State's energy conservation standards through standard operating procedures.	Delete.

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Table 1-2 New and Amended Safety Element Goals and Policies

Proposed Goals and Policies	
<u>Goal S-1. To provide development regulations consistent with State of California requirements and best practices.</u>	
<u>Policy-S-1.4</u>	<u>Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures and</u> Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
<u>Policy-S-1.32</u>	Continue to enforce penalties against grading without permits; and ensure the restoration of land that is damaged or degraded from grading activities. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are later determined to not be effective ineffective , explore whether the levying of greater penalties would be more effective in deterring illegal grading and ensuring the proper restoration of damaged lands.
<u>Policy-S-1.43</u>	Implement Incorporate the County current City of Riverside Multi-Jurisdictional Wildomar Local Hazard Mitigation Plan (as approved into this Safety Element by FEMA, the latest approved version is available online at planning.retlma.org/LHMP). <u>reference, as permitted by California Government Code Section 65302.6.</u>
<u>Policy-S-1.54</u>	Require structural and non-structural <u>non-structural</u> assessment and, when necessary, mitigation of other types of potentially hazardous buildings that: <ol style="list-style-type: none"> (1) Are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or 2) are considered an element of blight in a redevelopment district. Potential implementation measures could include: (AI 81, 88, 89, 90, 100) (2) <u>Are considered an element of blight in a redevelopment district. Potential implementation measures may include:</u> <ol style="list-style-type: none"> (a) Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives. (b) Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency. (c) Development of a mandatory retrofit program for hazardous, high-occupancy, essential, dependent, or high-risk facilities. (d) Development of a mandatory program requiring public posting of seismically vulnerable buildings.
<u>Goal S-2. To avoid the loss of life and injury and minimize property damage from seismic and related geological hazards.</u>	
<u>Policy-S-2.15</u>	Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 94) .
(1)	Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.

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- (2) Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the ~~Riverside County~~ City of Wildomar Engineering Geologist, is presented. The ~~County~~ City of Wildomar may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
- (3) Require that ~~lifelines~~ infrastructure systems, such as energy, communications, and transportation infrastructure, be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
- (4) Support efforts by the California Department of Conservation, California Geological Survey, to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a ~~through-going~~ fault cannot be reliably located.
- (5) Encourage and support efforts by the geologic research community to better define ~~better~~ the locations and risks of ~~Riverside County~~ faults in and around the City of Wildomar. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.

Policy S-6 Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, as well as new homes, and encourage them for all existing residences.

Policy S-2-27 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, ~~landsliding~~ landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. ~~(AI-84)~~

Policy S-2-38 Require that a state-licensed ~~professional~~ civil engineer investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and/or "Shallow ~~Ground Water~~ Groundwater" for all general construction projects and proposed critical facilities, except for accessory buildings. ~~(Figure S-3)~~

Policy S-2-59 Require that engineered slopes be designed to resist seismically-induced failure, as appropriate. For lower-risk projects, this may include requiring slope design ~~could to be~~ based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses ~~should to~~ factor in the intensity of expected ground-shaking, using a Newmark type deformation analysis.

Policy S-2-710 Within landslide susceptibility areas or liquefaction zones shown in Figure 2.0 and Figure 3-0, require that cut-and-fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.

Policy S-3-111 Require the following in landslide ~~potential hazard management zones~~ susceptibility classes III and above, or when deemed necessary by the California Environmental Quality Act: ~~(AI-404)~~, prior to the issuance of development permits or approval of project designs:

Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence.

Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.

Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications ~~be~~, prepared by state-licensed professionals.

Policy S-3-212 Require that stabilized new development in areas prone to geologic hazards (e.g., landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system, steep topography, slope instability) to be designed to adequately reduce these hazards and loss of native vegetation. Grading plans, environmental

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assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, shall be required as appropriate, to ensure the adequate demonstration of a project's ability to mitigate these potential impacts. Any development in hillside areas shall prepare drainage plans to direct runoff and drainage away from potentially unstable slopes.

Policy S-13 During permit review, identify and require mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements. "Substantial improvements" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.

Policy-S-3.714 Support mitigation on existing public and Conduct slope stabilization practices on existing public property and support slope stabilization activities on private property located on unstable hillside areas, especially slopes with recurring failures where Riverside County City property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County City of Wildomar Engineer, Fire Department, or Sheriff Department. (AI 100)

Policy S-15 Encourage building retrofits that improve resiliency to geologic and seismic hazards.

Policy-S-3.816 Require geotechnical studies within documented subsidence zones, as shown in Figure 4-0, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys Valley, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.

Policy-S-3.917 Coordinate with the County of Riverside and the Elsinore Valley Municipal Water District to develop a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence. ~~(AI 4)~~

Policy-S-3.4918 Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in ~~all producing groundwater basins~~ the Elsinore Valley Groundwater Basin, irrespective of past subsidence.

Goal S-3. To avoid the risk of loss of life and injury, and minimize the risk of damage to property, and economic and social dislocations resulting from flooding and inundation hazards.

Policy-S-4.119 For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by the Federal Emergency Management Agency (FEMA) or as determined by site-specific hydrologic studies for areas not mapped by FEMA, Riverside County Wildomar shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. ~~(AI 25)~~

Policy-S-4.220 The county shall enforce provisions of the Building Code in conjunction with the following guidelines: ~~(AI 25)~~

(a) — All residential, commercial, and industrial structures shall be flood-proofed from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrologic studies for areas mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement.

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- Non-residential *Nonresidential* (commercial or industrial) structures may be allowed with a “flood-proofed” finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities shall be constructed above-grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. To the extent that residential, commercial, or industrial structures cannot meet these standards, they shall not be approved.
- (b) — Critical facilities shall not be permitted in floodplains unless the project design ensures that there are two routes for emergency egress and regress, and minimizes
- (c) — Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.
- (d) — Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.

Policy S-21 *Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or alternative methods are used to the maximum extent practicable. The intent is to balance floodway protection with prudent land use solutions, recreational needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation.*

- (1) *Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.*
- (2) *Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood-control purposes in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.*

Policy S-22 *Prohibit substantial modification to watercourses, unless the modification does not adversely affect adjacent wetlands or riparian habitat or become detrimental to adjacent property as a result of increased erosion, sedimentation, or water velocity. Modifications to watercourses shall be done in the least environmentally damaging manner practicable and shall restore natural conditions to the greatest extent possible, to maintain adequate wildlife corridors and linkages and maximize groundwater recharge.*

Policy-S-4-823 *Allow development within the floodway fringe, shall only be allowed if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. (A1-25, 60) Such developments shall be required to be capable of withstanding flooding and minimize the use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows.*

Policy-S-4-1024 *Require all proposed projects anywhere in the county Wildomar to address and mitigate any adverse impacts that it may have on to the carrying capacity of local and regional storm drain systems.*

Policy S-25 *Collaborate with neighboring jurisdictions to mitigate the impacts of new development in the City of Wildomar that could increase runoff onto parcels downstream in a neighboring jurisdiction and encourage neighboring jurisdictions to require development occurring adjacent to the city to consider the impact of flooding and flood-control measures on properties within Wildomar.*

Policy S-26 *Ensure that new development and infrastructure projects do not create or exacerbate flood risks elsewhere in Wildomar or in neighboring communities.*

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- Policy S-27 Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements, prioritizing vulnerable communities.
- Policy S-28 Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces and flood risks with natural drainage, as well as groundwater replenishment.
- Policy S-29 Identify areas of poor drainage and install new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible.
- Policy S-30 Projects, including public facilities and other facilities essential for emergencies and large public assembly, within the area mapped as the City Regulatory Floodplain by the Federal Emergency Management Agency, shall not be approved unless the project is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with City ordinances and guidelines, and will not result in any increase in flood levels during the occurrence of a flood event. Such facilities shall have at least two routes for emergency egress and ingress, and the project design shall minimize the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.
- Policy S-31 Existing essential, dependent-care, and high-risk facilities not in conformance with provisions of the City of Wildomar zoning shall be required to upgrade or modify building use to a level of safety consistent with the inundation risk.
- Policy S-32 Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials shall be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones shall be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination.
- Policy-S-4.14733 Require that dependent ~~Dependent-care~~ facilities shall be required to have all flood-vulnerable electrical circuitry flood-proofed. (AI-101)
- Policy-S-4.15734 Require that High-risk facilities, such as essential public and quasi-public facilities and hazardous materials sites, shall be required to maintain and rehearse inundation response plans.
- Policy-S-4.16735 Utilize power of public land acquisition and other land use measures to create open space zoning of inundation zones in areas that are destined for redevelopment; when this is not feasible, low density land uses should be employed. (AI-25) Utilize ~~Use~~ power of public land acquisition and other land use measures to create open space zoning of inundation zones in non-developed areas subject to flooding, as mapped by the Federal Emergency Management Agency. In areas that are destined for redevelopment; ~~when this is not feasible and subject to flooding,~~ low-density land uses should be ~~employed.~~ (AI-25) encouraged and developers shall be required to meet Wildomar's minimum level of acceptable risk and incorporate mitigation measures, where feasible.
- Policy-S-4.1736 Continue to assess ~~the flood risk within Wildomar~~ and upgrade ~~inundation risk facilities~~ and ~~protection in the County.~~ (AI-83, 88) infrastructure at risk, prioritizing vulnerable communities.
- Policy-S-4.1837 Require that the design ~~Designs~~ and upgrade ~~upgrades~~ of street storm drains shall be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows within the street right-of-way.
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Policy S-4.1938 Encourage periodic reevaluation of ~~During updates to the Safety Element, the Local Hazard Mitigation Plan, or at other times as appropriate, review~~ the 500-year, 100-year, and 10-year flood hazard in the ~~county city~~ by state, federal, county, and other ~~sources standards~~, and use such ~~studies sources~~ to improve existing protection, ~~to review protection standards proposed for new development and redevelopment, and to update emergency response plans. (AI-59, 60, 83, 88), and evaluate how low-income areas may be disproportionately affected.~~

Policy S-39 Promote flood-control measures that maintain natural conditions within Wildomar's regulatory floodplain of rivers and streams.

Policy S-4.2140 Encourage the use of Specific Plans to allow increased densities in certain areas of a proposed development; or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of ~~tolerating~~ better adapting to these hazards. ~~(AI-25)~~

Policy S-4.2241 Take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. ~~(AI-59)~~

Goal S-4. To avoid the risk of loss of life and injury and minimize risk of property damage, community disruption, and economic loss resulting from urban and wildland fires.

Policy S-5.144 ~~Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:~~

- (a) ~~Department for consistency with the following requirements before the issuance of any building permits:~~
 - (a) All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Wildomar Building and Safety departments.
- (b) (1) All proposed development and construction shall meet minimum state, county, and local standards for fire safety as defined in the Riverside County, City of Wildomar Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- (c) (2) In addition to the standards and guidelines of the California Building Code, ~~and California Fire Code, the Wildomar Municipal Code, and other appropriate~~ fire safety provisions, ~~continue to implement~~ developments shall incorporate additional standards for high-risk, high-occupancy, and dependent, and essential facilities where appropriate under the Riverside County, City of Wildomar Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
- (d) (3) Proposed development and construction in Very Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances, City of Wildomar ordinances. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street signs and sufficient water supplies and infrastructure for structural fire suppression.
- (e) (4) Proposed development and construction in Very Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
- (f) (5) Proposed development and construction in Very Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, ~~and constructed that~~ and maintained to provide adequate defensibility from wildfires.

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(6) Prior to the approval of all parcel maps and tentative maps, the City shall require as a condition of approval, the developer meet or exceed the California Fire and Building Code, including Title 14 Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see California Government Code, Section 66474.02.).

~~Policy-S-5.345~~ Monitor fire-prevention measures (such as e.g., fuel reduction) required through a site specific fire-prevention plan to reduce long-term fire risks in the Very High Fire Hazard Severity Zones.

~~Policy-S-5.546~~ Encourage Require proposed development in Very High Fire Hazard Severity Zones to ~~develop~~ be located where fire and emergency services are available or planned.

~~S-5.6~~ Demonstrate that will be constructed as part of the proposed development can provide fire activities. These services that shall meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Emergency Management Services' Strategic Master Plan.

~~Policy-S-5.747~~ Minimize pockets of flammable vegetation that increase likelihood of fire spread through Require that conceptual landscaping plans ~~to~~ for development in Very High Fire Hazard Severity Zones Identified by CAL FIRE and shown in Figure 7-0 be reviewed by Planning and Fire Departments in prior to the Fire Hazard Severity Zones issuance of development permits. The conceptual landscaping plan of the proposed development shall, at a minimum, include:

~~a. (1) Plant Site plan, planting plan, planting palette, suitable for high fire hazard areas and irrigation plan~~ to reduce the risk of fire hazards with consideration to site conditions, including slope, structures, and adjacencies.

~~b. Retention of existing natural vegetation to the maximum extent feasible.~~

~~c. Removal of onsite combustible plants.~~

(2) Defensible space maintenance plan.

~~Policy-S-5.848~~ Design Site design for development in Very Fire Hazard Severity Zones shall be required to account for ~~topography of a site~~ topographical conditions and reduce the increased risk ~~from fires in the Fire Hazard Severity Zones~~ for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:

~~a. (1) Providing fuel modification zones with removal of combustible vegetation, but~~ while minimizing visual impacts and limiting soil erosion.

~~b. (2) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.~~

~~c. (3) Submitting topographic map with site specific slope analysis.~~

~~d. (4) Submitting erosion and sedimentation control plans.~~

~~e. (5) Providing a minimum 30-foot of setback from the edge of the fuel modification zones.~~

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f. ~~(6)~~ Minimizing disturbance of 25% percent or greater natural slopes.

Policy S-49 Locate new critical public facilities outside of Fire Hazard Severity Zones. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events.

Policy S-50 Site all new non-critical public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible.

Policy S-5.1451 Utilize ~~Use~~ ongoing brush clearance fire inspections to educate homeowners and residents on fire prevention tips by implementing an annual ~~countywide~~ citywide weed abatement program. ~~(AI-96), especially in vulnerable communities.~~

Policy S-52 Coordinate with the County of Riverside Fire Department and CAL FIRE to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

Policy S-54 Continue to work cooperatively with CAL FIRE to strengthen fire-fighting capabilities and successfully respond to multiple fires.

Policy S-55 Maintain inter-jurisdictional cooperation and coordination, including automatic aid agreements with fire protection/suppression agencies in Riverside County.

Policy S-5.1356 Develop a program to ~~utilize~~ use existing nearby reservoirs, such as Railroad Canyon, tanks, and water wells in the ~~county~~ city for emergency fire suppression water sources.

Policy S-5.1457 When updating the Safety Element, the Local Hazard Mitigation Plan, or at other times as appropriate, review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan to keep pace with development, ~~including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions,~~ to ensure that ~~(AI-4, AI-88):~~

- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.
- Fire-flow requirements (e.g., water for fire protection) are consistent with ~~Riverside County Ordinance 787~~ City of Wildomar Fire Code.
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

Policy S-5.1558 Continue to ~~utilize~~ use the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan as the ~~base~~ foundational document to implement the Safety Element's goals and objectives ~~of the Safety Element~~.

Policy S-5.1659 Encourage property owners to ~~utilize~~ use clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones by:

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- Restricting the development of a property through placement of conservation easement.
- Acquiring the conservation easements similar to that of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP Program).

Policy S-5-1760 Identify, map, and update ~~on an as-needed continual basis, the~~ Fire Hazard Severity Zone maps. ~~(Figure~~ on an ongoing and as-needed basis.

Policy S-5-1861 Coordinate with the Riverside County Fire Department to ensure that the Fire-Department has appropriate municipal staffing and fire-protection-planning Office of the Fire Marshal staff that ~~meet the needs of to address~~ development pressure and adequately respond to long-range fire safety planning.

Policy S-5-1962 Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and ~~to~~ adjust fire prevention and suppression needs, ~~as necessary.~~

Policy S-5-2063 Coordinate with the Riverside County Fire Department to increase support for coordination among fire protection and emergency service providers.

S-5-21 ~~implement a long-term fire protection training and education program among government agencies and communities about fire protection. (AI-93)~~ for the City of Wildomar and its citizens.

Goal S-5. Equitable and healthy air quality so that no community bears the disproportionate burden of environmental hazards and health risks.

Policy S-65 Require a cumulative health risk assessment, including consideration of truck traffic impacts, when a project potentially affects sensitive receptors in vulnerable communities, and require appropriate mitigation based on the findings of the assessment.

Policy S-66 Require new development to locate sensitive receptors, such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities as far away as possible from significant pollution sources.

Policy S-67 When evaluating air quality impacts of projects in vulnerable communities, use thresholds of significance that match or are more stringent than the air quality thresholds of significance identified in the current South Coast Air Quality Management District (SCAQMD) Air Quality Guidelines.

Policy S-68 Preserve, restore, and enhance natural landscapes in and near vulnerable communities for their role in improving air quality and community health.

Policy S-69 Prioritize new street tree plantings and increase the tree canopy in vulnerable communities, in particular areas with high elevated concentration levels of diesel particulate, ozone, and PM_{2.5}.

Goal S-6. To avoid the risk of loss of life, injury, and serious illness and minimize damage to property and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

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- ~~Policy S-6-170~~ ~~Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued *ongoing* implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following: (AI 98) (CHWMP).~~
- ~~a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.~~
- ~~b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County through the County's land use and planning processes.~~
- ~~c. Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.~~
- Policy S-71 Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the City, between the installation and property boundaries sufficient to protect public safety.
- Policy S-72 Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- Policy S-73 Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- Policy S-74 Regulate the storage of hazardous materials and wastes and require secondary containment and period examination for all such materials.
- Policy S-75 Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.
- Policy S-76 Identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment. Prohibit the siting of new or expanded hazardous material sites on such sites, including areas identified as vulnerable communities.
- Policy S-77 Ensure that the use and disposal of hazardous materials in Wildomar complies with local, state, and federal safety standards.
- Policy S-78 Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to install automatic fire and hazardous materials detection, reporting, and shut-off devices, and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake, as required by the Wildomar Fire Code.
- Policy S-79 Prohibit any new facilities using, storing, or producing hazardous materials from being located directly adjacent to existing residential or school uses.
- Policy S-80 Encourage use of on-site green infrastructure to protect and enhance community water quality with landscape design (e.g., berms, grasslands, plantings) to either contain released hazardous materials or to process and/or absorb pollutants from infiltrating the soil or watershed.
- Policy S-81 Advocate for and coordinate with local, regional, and state agencies in efforts to remediate or treat contaminated surface water, groundwater, or soils in or affecting vulnerable communities.
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Policy S-82 *Coordinate with state and federal agencies to ensure community safety from any radioactive material transported on Interstate 15.*

Goal S-7. To ensure the maintenance of an Emergency Management Response Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural and human-caused disasters.

Policy-S-7-183 ~~Continually strengthen~~ Implement the Riverside County Emergency Management Department's Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan (as approved by FEMA, the latest approved version is available online at planning.rctlma.org/LHMP) and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:

- a. (1) Clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress.
- a. (2) Heavy search and rescue.
- a. (3) Fire suppression.
- a. (4) Hazardous materials response.
- a. (5) Temporary shelter.
- a. (6) Geologic and engineering needs.
- a. (7) Traffic and crowd control.
- a. (8) Building inspection.

Policy S-84 *Provide alerts about potential, developing, and ongoing emergency situations through extensive early-warning and notification systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible.*

Policy S-85 *Ensure residents that speak languages other than English have access to communication, educational materials, and assistance in evacuation, short-term, and long-term recovery activities.*

Policy-S-7-486 Use incentives and disincentives to ~~persuade~~ encourage private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by maintaining a fire control plan, including an ~~onsite fire fighting~~ on-site firefighting capability and volunteer fire response teams to respond to and ~~extinguish~~ identify small fires; and identifying medical personnel or residents capable and certified in first-aid and CPR.

- ~~identifying medical personnel or local residents who are capable and certified in first aid and CPR.~~

Policy-S-7-587 Conduct ~~regional earthquake~~ citywide drills and, ~~where~~ for earthquakes and other hazards as appropriate. ~~(AI-82)~~

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- ~~utilize~~ Use the Federal Emergency Management Agency's HAZUS results in the Technical Background Report Program to develop internal scenarios for emergency response; and
- test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill. During emergency drills, encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent-care facilities.

Policy S-88 Develop a system to respond to short-term increases in hazard on the southern San Andreas Fault, based on probabilities associated with foreshocks.

Policy S-89 As feasible, install solar energy and battery backup systems at critical public and private facilities to ensure continuation of services if the power grid is disrupted.

Policy S-7-690 Maintain and continue to improve management and emergency dissemination of information using portable computers with geographic information systems (GIS) and disaster-resistant Internet access, to obtain: (AI-86)

- Hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials;
- Real-time information on seismic, geologic, or flood hazards; and
- The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines.

Policy S-91 Continue to improve information sharing, coordination, and collaboration among public agencies, disadvantaged and vulnerable communities, and community-based organizations.

Policy S-92 Regularly review and clarify emergency evacuation plans for dam failure, flood inundation, fire, and hazardous materials releases. The City shall also continue to maintain, periodically update, and test the effectiveness of the Emergency Operations Plan and develop plans for short-term and long-term post-disaster recovery.

Policy S-93 Maintain a City Emergency Operations Plan to include the National Incident Management System (N.I.M.S.).

Policy S-94 Coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and National Incident Management System (N.I.M.S.) to facilitate multi-agency emergency response.

Policy S-95 Monitor the effectiveness of public safety, preparedness, and hazard mitigation policies under changing climate conditions to continue to protect the community as local and regional conditions change.

Policy S-96 Regularly update all appropriate planning documents, including the Safety Element, the Local Hazard Mitigation Plan, emergency operations plans, and other public safety plans, and ensure these updates integrate adaptation considerations for climate-related hazards.

Policy S-97 Develop a blueprint for managing evacuation plans, including allocation of buses, designation and protection of disaster routes to maximize capacity and redundancy, and creation of traffic-control contingencies. Ensure that evacuation transportation services are available for those with limited mobility or lacking access to a personal vehicle.

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Policy S-98 Coordinate with utility companies to minimize service interruptions, such as Public Safety Power Shutoffs, before, during, and after hazardous conditions, including options to harden and underground utility lines.

Policy S-99 Adopt inundation alert and readiness levels corresponding with official forecasts by the State Office of Emergency Services, regarding earthquake prediction and potential for dam failure.

Policy S-7.9102 Find alternatives that improve site safety for the protection of ~~Identify~~ critical facilities. Property acquisition for open space, change in building use or occupancy, or other appropriate measures can be employed ~~in~~ hazard-prone areas and work to reduce risks posed by hazards. ~~(AI-101) relocate or harden these facilities to reduce risk of damage and loss of service.~~

Policy S-7.1103 Coordinate with the Public Utilities Commission (PUC) and/or ~~utilize~~ use the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that ~~(AI-4).~~

- Extend through areas of high liquefaction potential.
- Cross active faults.
- Traverse earth cracks or landslides.

Policy S-7.12104 Require ~~extra~~ additional design considerations for lifelines ~~across~~ within subsidence areas.

Policy S-105 Communicate climate risks to energy utilities and request they ensure that new and upgraded infrastructure is climate resilient.

Policy S-106 During the development review process, when developing alternatives and adaptation projects for consideration, the city shall require applicants to identify natural infrastructure that may be used through the conservation, preservation, or sustainable management of open space to reduce climate change hazards, where feasible.

Policy S-107 Establish a network of equitably located resilience hubs throughout Wildomar and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and extreme weather events, as well as poor air quality and disasters, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members, including vulnerable communities, as needed. Resilience hubs consist of well-used, existing community-serving facilities that are upgraded to provide local communities with shelter, water, and electricity during these events or disasters.

Policy S-108 Ensure that all public services, municipal operations, and critical facilities can continue operating during and after a hazard or emergency event to meet community needs to the greatest extent possible.

Policy S-109 Prohibit development of critical facilities that are proposed in dam failure, inundation, fire and areas unless no feasible alternative exists and apply hazardous materials releases. ~~(AI-88)~~ safety guidelines within such zones.

Policy S-110 Conduct public outreach and education efforts to inform people in Wildomar of the hazard risks, vulnerabilities, and threats in the community, especially in vulnerable communities, and what steps community members should take to reduce their risks and provide all materials and information in both English and Spanish by default, as well as any other languages, as requested.

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Policy-S-7-20111 Forge assertive liaisons productive working relationships and foster good communication with researchers, other government agencies, and providers of mitigation services.

Policy-S-7-24112 The City shall coordinate and share data, experience, and strategies with other emergency management agencies in state or regional efforts on disaster preparedness coordination and disaster response procedures.

Policy-S-7-22113 Maximize use of technology and the Internet. ~~(AI 94, 99)~~

S 7.23 ~~Make the County of Riverside Hazard Management web site into a knowledge resource for Riverside County officials, educators, developers, builders, and the general~~ to effectively distribute emergency communications and alerts to members of the public. (AI 94, 95, 99) to improve resiliency.

Policy S-114 Ensure that communication systems used by emergency responders and key City staff have sufficient redundancy and resiliency to meet City needs during and after a hazard event.

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Goal S-8. To ensure a resilient community able to adapt to climate-related hazards.

- Policy S-115 Collaborate with local governments and special districts in western Riverside County as well as with Inland Southern California Climate Collaborative to develop and implement regional climate change adaptation and resilience initiatives.
- Policy S-116 Support implementation of the Resilient IE project to foster increased community resilience to climate-related hazards in Wildomar and across the wider region.
- Policy S-117 Use the reported data and findings of applicable local, regional, or state documents or plans pertaining to climate-related hazards that could impact the City of Wildomar, including the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California Plan.
- Policy S-118 Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, including working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.
- Policy S-119 Renovate existing City-owned assets and design future facilities to incorporate renewable energy generation systems, battery storage systems, and energy-efficient design and features, as feasible.
- Policy S-120 Coordinate with water agencies and irrigation districts to explore ways to improve and increase storage capacity and generation efficiency.
- Policy S-121 Work with healthcare providers to support free or reduced-cost vaccinations for vector-borne diseases that are widely available for Wildomar residents.
- Policy S-122 Coordinate with local governments and Riverside Transit Agency to increase shading and heat-mitigating materials on pedestrian walkways and transit stops.
- Policy S-123 Ensure that unhoused persons or groups in the City of Wildomar have access to temporary and/or emergency housing, food, and other essential living materials to keep them safe during anticipated hazard events.
- Policy S-124 Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase community access to these features.
- Policy S-125 Ensure that lower-income households have access to low-cost programs (e.g., subsidies for National Flood Insurance Program participation, air-conditioning, low-cost healthcare) to protect their homes and wellbeing from climate-related hazards.
- Policy S-126 Promote and expand the use of drought-tolerant green infrastructure, including street trees and landscaped areas, as part of cooling strategies in public and private spaces.
- Policy S-127 Use natural resources and infrastructure to absorb the impacts of climate-related hazards and associated natural hazards, as feasible.
- Policy S-128 Ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, and diseases.
- Policy S-129 Encourage the use of high-reflectivity pavement in new or significantly retrofitted large-scale paving projects, such as parking lots.

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As shown in Table 1-1 and Table 1-2, the proposed 2021–2029 Housing Element and 2021 Safety Element consolidate many programs from the previous Housing Element and Safety Element to aid in implementation and eliminate redundancy. Except as shown in Table 1-2, all existing Safety Element goals and policies will remain in place. In response to potential impacts of wildfires and climate change, the City is proposing to update its Safety Element to ensure adequate emergency response and preventative measures are in place. These goals and policies will help increase the climate change resiliency of the population, built environment, economy, and natural environment within the city.

The following 19 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using *italic underline* or ~~strikeout~~ to indicate changes to the amended programs):

- **Program H-1.2: Large Sites.** The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (*that can accommodate* 50 to 150 units ~~in size~~), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.

The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to:

- *Streamlining and expediting the approval process for land division for projects that include affordable housing units.*
 - *Ministerial review of lot line adjustments.*
 - *Deferral of fees related to the subdivision for projects affordable to lower-income households, and*
 - *Providing technical assistance to acquire funding.*
- **Program H-3.1.1: Updated ~~Land~~ *Available Sites* Inventory.** The City will ~~establish a Land~~ *monitor the Available Sites* Inventory ~~that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, annually as well as buildout of approved projects, utilizing projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's GIS remaining RHNA numbers.~~
 - **Program H-3.2.1: Strategic Planning Opportunities.** ~~Utilize~~ *Use* the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. *The City will identify the sites with GIS and do a visual assessment to confirm their current use.*
 - **Program H-8.4.1: Incentives for Development of Housing.** The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities. *The intent of these incentives is to increase*

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the supply of affordable housing in areas with lower median incomes to reduce displacement risk for these residents and in high resource areas to promote housing mobility through affordable housing near areas of opportunity.

- **Program H-10.1: Second Units ~~H-9.1: Accessory Dwelling Units.~~** In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones. *The City will amend the Wildomar Municipal Code to allow Accessory Dwelling Units (ADUs) in all non-residential zones that permit single-family or multifamily uses, in accordance with California Government Code Section 65852.150. The City will promote ADU development by providing guidance and educational materials on the City's website and will promote these materials in high resource areas to encourage affordable housing in areas of high opportunity to reduce displacement risk and improve access to opportunity and services. Information will include the advantages of building ADUs, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADUs.*
- **Program H-13.11.1: Extremely Low-Income Households.** ~~AB2634~~ *California Government Code Section 65583(a)* requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. *Housing for extremely low-income households will provide affordable housing for persons at risk of homelessness to minimize displacement risk.* The City ~~will encourage~~ *encourages* the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

~~In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.~~

- **Program ~~H-13.2: Farmworkers~~ H-11.4: Farmworker Housing.** The City will amend its ~~Zoning Ordinance~~ in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right. *the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.*
- **Program H-13.4.11.2: Residential Care Facilities.** SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.

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The City will ~~revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger~~ *explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities of for seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing. Increasing the areas in which large residential care facilities are allowed would assist in creating housing for special needs groups near services; the City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population.*

- ~~Program H-16.1: Emergency Shelters~~ **H-13.1: Homeless Housing.** Pursuant to SB 2, the City will allow emergency shelters as a permitted use (by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards ~~by right. The City will amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that will be consistent with~~ *allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65583(a)(4). These standards may include such items as: 65662 to improve access to services for persons experiencing, or at risk of, homelessness. The City will also allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). The City will work with developers to identify potential sites for emergency shelters and low barrier navigation centers in high resource areas to improve access to services and mobility for persons experiencing homelessness.*

- ~~Lighting~~
- ~~On-site management~~
- ~~Maximum number of beds or persons to be served nightly by the facility~~
- ~~Off-street parking based on demonstrated need~~
- ~~Security during hours that the emergency shelter is in operation~~

- ~~Program H-17.14.1: Rehabilitation Program.~~ The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this program and will work with the County to obtain available redevelopment agency funds *to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need.*

- ~~Program H-18.15.1: Code Enforcement.~~ The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is

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complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through assistance with relocation costs for lower-income households.

- **Program H-19.1: Preservation of At-Risk Housing Units.** State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will ~~monitor~~ contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the status of all City's desire to preserve complexes as affordable housing projects. Participation from agencies interested in purchasing and, as their funding sources near expiration, /or managing at-risk units will work be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and other agencies to consider options to preserve such units. 12 months, per California law. The City will ~~also work with tenants to provide technical support to property owners and tenants education regarding proper tenant rights and conversion procedures related to noticing and options for preservation pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.~~

Program H-2.1: Assistance with Affordable Projects, Program H-4.1: Funding Opportunities, and Program H-4.2: Available Housing Programs and Assistance, were combined and amended as one program – **Program H-3.2: Assistance with Affordable Projects.**

- **Program H-3.2: Assistance with Affordable Projects.** To assist with the development of affordable housing, when funding is available, the City shall:
 - Offer assistance with land acquisition and off-site infrastructure improvements,
 - Provide assistance with securing federal or state housing financing resources for affordable housing projects, and
 - As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements.

Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities.

Program H-5.1: Homeownership Opportunities and Program H-12.1: Special Needs Housing were combined and amended as one program – **Program H-4.1: Expand Housing Opportunities.**

- **Program H-4.1: Expand Housing Opportunities.** Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special-needs persons to reduce displacement risk for these residents due to overpayment and overcome a shortage of accessible housing and possible overcrowding by increasing housing mobility options. To encourage developers to

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provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special-needs groups, including persons with physical and developmental disabilities.

Program H-20.1: Fair Housing Program and **Program H-21.1: Fair Housing Education** were combined and amended as one program – **Program H-17.1: Fair Housing**.

- **Program H-17.1: Fair Housing.** To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), California Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement Programs H-4.1, H-7.1, and H-11.2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g. Programs H-4.1 and H-14.1), and facilitating affordable housing in high opportunity areas (e.g. Programs H-9.1 and H-11.1).
- By December 2021, the City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website.
- Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Wildomar.
- Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Strategies may include incentives such as fee waivers, parking reductions, or density bonuses.
- Ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.
- Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process and apply to committees through coordinating with service providers and posting information in grocery stores and public buildings.
- Provide biannual training for landlords on fair housing responsibilities, discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants.

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- Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the city by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.
- Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. If not, work with developers in underserved areas to identify sites for new school facilities.
- Meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed.
- By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the city.
- Within one year of Housing Element adoption, review open space requirements for new developments and revise as necessary to ensure all new units have access to outdoor spaces.
- Within 6 months of housing element adoption, provide a link on the City’s website to Riverside County’s CalWORKs program to assist lower-income households to enter or reenter the workforce.

The following two programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Program H-1.3: Mixed-Use Development.** To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special-needs housing on a case-by-case basis.
- **Program H-11.3: Persons with Developmental Disabilities.** The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City’s website, and/or providing housing-related training for individuals/families through workshops.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

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

1. Addendum to the Adopted Housing Element EIR

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2013 Housing Element EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Housing Element EIR is the appropriate environmental document to address changes associated with the proposed project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

1. Addendum to the Adopted Housing Element EIR

- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Wildomar Planning Department, 23873 Clinton Keith Road, Wildomar, California 92595.

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2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, circulation and infrastructure, housing, open space and conservation, community design, economic development, noise, and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the Housing Element EIR addresses potentially significant impacts related to biological resources; cultural and paleontological resources; geology, soils, and mineral resources; hydrology and water quality; and land use and planning. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The two new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with California law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task. Municipal Code updates called for in these programs will bring the Municipal Code into conformity with State Law requirements that are already in effect in the city. Because these programs are already allowed under State law, the changes to the Housing Element programs would not change development potential in the city. In addition, as noted previously, the Housing Element does not change any land uses in the city; all sites identified in the Housing Element are designated for residential development and could be developed with residential uses without the 2021-2029 Housing Element.

Program H-1.2: Large Sites, involves informational changes that include a reference to a set of incentives offered by the City for the development of affordable housing on large sites. Program H-3.1: Updated Land Inventory, involves informational changes that include a reference to the City monitoring the Available Sites Inventory annually as projects are processed and removes a reference to the City establishing a land inventory. Program H-3.2: Strategic Planning Opportunities, involves informational changes that include a reference to the City identifying vacant or underutilized commercial sites with GIS and conducting a visual assessment to confirm their current use. Program H-8.1: Incentives for Development of Housing involves informational changes that include a reference to the intent of incentives.

Program H-10.1: Second Units, involves informational changes that include a reference to the City amending the Municipal Code to allow ADUs in all non-residential zones that permit single-family or multifamily uses and promoting ADU development by providing guidance and educational materials on the City's website; it removes a reference to permitting secondary dwelling units by right in all single-family residential zones. Program 11.4: Farmworker Housing involves informational changes that include a reference to treating employee/farmworker housing that serves six or fewer persons as a single-family structure and permitting it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses, as well as treating employee/farmworker housing consisting of no more

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than 12 units or 36 beds as an agricultural use and permitting it in the same manner as other agricultural uses in the same zone.

Program H-13.1: Extremely Low-Income Households, involves informational changes that include a reference to housing for extremely low-income households that will provide affordable housing for persons at risk of homelessness to minimize displacement risk and removes a reference to the City allowing single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional-use permit. Program H-13.4: Residential Care Facilities, involves informational changes that remove a reference to the City amending the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and amending the Zoning Ordinance to update its definition of family to be consistent with current housing law; and include a reference to explore amending provisions in the Municipal Code to allow State-licensed residential care facilities for seven or more persons subject to the restrictions applied to residential uses in the same zone. Program H-16.1: Emergency Shelters, involves informational changes that include a reference to the City amending the Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses and allow sufficient parking to accommodate all staff working in the emergency shelter.

Program H-17.1: Rehabilitation Program involves informational changes that include a reference to place-based revitalization in areas with concentrated poverty or rehabilitation need. Program H-18.1: Code Enforcement involves informational changes that include a reference to the City developing an enforcement program to prevent displacement or mitigate through assistance with relocation costs for lower-income households. Program H-19.1: Preservation of At-Risk Housing Units, involves informational changes that include a reference to the City contacting property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing, coordinating with tenants to provide education on tenant rights and conversion procedures, and contacting the Fair Housing Council of Riverside County to assist renters. These changes would not result in a physical environmental effect.

The following programs were combined and amended as one program to aid in their implementation as they were similar in intent: Program H-2.1: Assistance with Affordable Projects, Program H-4.1: Funding Opportunities, and Program H-4.2: Available Housing Programs and Assistance; Program H-5.1: Homeownership Opportunities and Program H-12.1: Special Needs Housing; and Program H-20.1: Fair Housing Program and Program H-21.1: Fair Housing Education. As such, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The two new programs represent changes that allow the City to amend the Wildomar Municipal Code to provide regulatory and financial incentives to promote mixed-use development; work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities.

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Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 3.44 of the municipal code), which would address potential impacts to public services. Although these amendments would allow development of some facilities without a discretionary review, policies identified in the Housing Element EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the Housing Element EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. As the City can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the Housing Element EIR. The proposed Housing Element does not change the development pattern for the City, as shown in the Land Use Element of the General Plan and the zoning map for the City. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the Housing Element EIR.

The proposed Safety Element would ensure compliance with SB 1241 (Government Code 65302(g)(3)), SB 379 (Government Code 65302(g)(4)), and SB 99 (Government Code 65302(g)(5)). The proposed project consists of updates to General Plan goals and policies, which by themselves will have no physical effect on the environment.

As the proposed 2021–2029 Housing Element and 2021 Safety Element do not change the existing land use pattern of the city, or result in any physical change to the environment, and as the Housing Element EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element and Safety Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the Housing Element EIR.

All future development in the city would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City's Zoning Ordinance contains a list of permitted uses for each respective zoning district. The Housing Element EIR evaluated permitted uses and anticipated physical impacts associated with development and would therefore result in no new impact as part of development. As the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA. Therefore, this process would be unaffected by the change to by-right zoning. Furthermore, significant impacts identified in the Housing Element EIR are mitigated through the incorporation of policies and implementation measures, such as zoning codes and design standards. Future by-right development would still be subject to federal, state, and local policies regarding land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. These policies apply to all projects regardless of whether a project is a discretionary action.

2. CEQA Analysis

As the proposed 2021–2029 Housing Element and 2021 Safety Element do not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the Housing Element EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element and 2021 Safety Element update are not exempt. Rather, the determination here is that the 2013 Housing Element EIR evaluated the physical impacts likely to result from future development. As the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the Housing Element EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the Housing Element EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the Housing Element EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the Housing Element EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element and 2021 Safety Element.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As discussed previously, the program changes included in the proposed Housing Element are limited to complying with State law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The policy changes included in the proposed Safety Element are limited to complying with State law; ensuring adequate evacuation routes; and helping increase the climate change resiliency of the population, built environment, economy, and natural environment within the city. As with the existing Safety Element, this document does not result in the approval of any development project. The proposed project would not result in the rezoning of land or approval of any development project. All development in the city must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

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The proposed changes to the Zoning Ordinance identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with State law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the Housing Element EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the Housing Element EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

As discussed previously, the proposed Housing Element programs and Safety Element policies are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 19 amended programs and 2 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts. Because a development project must be consistent with the General Plan, zoning, and development standards of the City, and the proposed Housing Element and Safety Element would not affect land use patterns in the city or result in any physical changes to the environment, the resulting impacts would be identical to the previously certified Housing Element EIR. There would be no new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would have the same significant impacts as those disclosed in the certified Housing Element EIR. The Housing Element EIR identified potentially significant impacts for biological resources; cultural and paleontological resources; geology, soils, and mineral resources; hydrology and water quality; and land use and planning. The policies identified in the Housing Element EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs and policies identified in Table 1-1 and Table 1-2 would not affect land use patterns in the city or result in physical changes to the environment, there are no new or more severe significant impacts associated with the proposed project.

4. 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.

The proposed project includes policy-level changes that are limited to complying with State law and would not result in physical changes to the environment that were not disclosed in the Housing Element EIR. As discussed previously, the proposed project would not create new impacts or the need for additional mitigation measures. As with the existing Housing Element evaluated in the Housing Element EIR, the proposed project would not result in significant environmental impacts; therefore, there is no need for new mitigation measures.

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

The proposed project would have the same significant impacts as the previously certified Housing Element EIR and all associated policies identified in the Housing Element EIR to reduce physical environmental effects would continue to apply. As stated in the response to Standard 4, there are no new significant impacts resulting from adoption of the 2021–2029 Housing Element and 2021 Safety Element; therefore, there are no new mitigation measures or alternatives to the proposed project.