

**ATTACHMENT 2**

**CEQA ADDENDUM to the  
Humboldt County General Plan Update Final Environmental Impact Report (EIR)  
(State Clearinghouse # 2007012089) for the Commercial Residential Ordinance**

**Countywide**

**Prepared By  
Humboldt County Planning and Building Department  
3015 H Street, Eureka, CA 95501**

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## **1.0 Introduction**

This Addendum to the Certified Humboldt County General Plan Program Environmental Impact Report (GP PEIR) (State Clearinghouse No. 2007012089) has been prepared by the Humboldt County Planning Department in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.), and the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3 § 15000 et seq.). The Addendum evaluates the potential environmental impacts of revisions to the implementing ordinance of the 2017 General Plan in the form of the Commercial Residential Ordinances.

### **1.1 Project Description and Project History –**

The Commercial Residential Ordinance (the Project) is a zoning amendment to update the Humboldt County Code Title III Division 1 Chapters 3 and 4 to bring it into conformance with state law and expand upon Senate Bill 6 (SB 6), which allows for residential development in zones where office, parking, or retail uses are permitted, and is currently in effect.

While commercial residential is proposed as a new type of development that consists of residential dwellings or a mixture of dwellings and commercial uses, this type of development already exists and would also be allowed through SB 6. The type of development is not new, yet the term that allows for both residential dwellings or a mixture of dwellings and commercial uses is new.

Based upon the County's zoning regulations, various commercial and industrial zoning designations qualify for SB 6. Under SB 6, the following zones allow for residential units or the combination of residential and commercial: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB), Limited Industrial (ML), Heavy Industrial (MH). The Project proposes to allow for residential or combination of residential or commercial in the same zonings as SB 6 except for Limited Industrial (ML) and Heavy Industrial (MH) to preserve the County's inventory of industrial zoned lands. The project is consistent with SB 6 by not allowing commercial residential development on a site or adjoining any site where more than one-third of the square footage is dedicated to industrial use.

SB 6 requires the commercial residential development to be located on a parcel wholly within an urban cluster. Humboldt County is a micropolitan area and there are few areas meet the population requirements to be an urban cluster. The project removes the urban cluster requirement to allow for commercial residential in areas zoned commercial or industrial, even if the census blocks of that area do not encompass a population of at least 2,500 people. The project is setting a minimum of fifteen (15) dwelling units per acre for

vacant lots to be consistent with subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of CA Government Code.

The Zoning Code is being updated so that the document meets the current requirements of State law. The updated information includes all the following:

1. Implement and expand upon Senate Bill 6 (SB 6) by adding Commercial Residential to the Zoning Code.

Senate Bill 6 (approved in 2022) deems a housing development an allowable use on a parcel that is within a zone where office, retail, or parking are a principally permitted use if it complies with criteria set within SB 6.

The Final Program Environmental Impact Report (PEIR) (SCH# 2007012089) for the Humboldt County General Plan Update was adopted September 25, 2017. The PEIR addressed various components and environmental impacts that could be expected to occur during a 24-year planning period of the General Plan Update.

The PEIR reviewed the greater project proposal and required specific mitigation measures to mitigate impacts to a less than significant level. The impacts associated with the current proposal will be the same as identified in the original PEIR. No new impacts, information, or substantial changes are anticipated to occur as a result of this Zoning Amendment.

The PEIR is a first-tier environmental document that assesses the impacts that can be expected to occur from the adoption and implementation of the General Plan Update during the planning period from 2017 to 2040.

## **1.2 Prior EIRs Incorporated by Reference**

Background information and analysis from the following documents were used to prepare this Addendum to the GP PEIR. They are a matter of public record and are hereby incorporated by reference.

- [2017 General Plan Update Final and Revised Draft Program EIR \(SCH 2007012089\);](#)

The document is available for review during regular business hours at the Humboldt County Planning and Building Department at 3015 H Street, Eureka; or online at the above link.

The proposed new goals, policies, standards, and implementation measures that make

up the Project, and the subject of this Addendum, are contained in the proposed Commercial Residential Ordinance.

### **1.3 Statutory Authority and Requirements**

CEQA Guidelines § 15164(a) states the following with respect to an Addendum to an EIR:

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.

CEQA Guidelines § 15162, Subsequent EIRs and Negative Declarations, states the following with respect to Subsequent EIRs:

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

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

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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

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

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt

the mitigation measure or alternative; or

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

The County of Humboldt is the Lead Agency. The Humboldt County Planning Commission and Humboldt County Board of Supervisors have approval authority over the General Plan Program.

#### **1.4 Summary of Changes Resulting from the Project**

Minor changes were made to Chapters 3 and 4, the Coastal and Inland versions of the Zoning Code, in Sections 313-2.1 – 313-3.2, 313-56.5, 313-141, 313-148, 313-154, 313-163.1.3, 314-2.1 – 314-3.2, 314-56.5, 314-102.1.3, 314-141, 314-148, 314-154, and 314-163.1.3, that amend definitions and zoning tables and add new sections within the Zoning Code to implement state law.

#### **2.0 Evidence Supporting the Addendum**

**Aesthetics**: The project will affect the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The project is within urbanized areas where commercial uses are allowed. It will allow additional residential uses. Any areas within design review combining zones will be required to meet the design review standards. None of the eligible zoned parcels are within a scenic view or scenic area and therefore will not have an impact on scenic resources. Less than significant impact.

**Agriculture and Forestry Resources**: The project does not include Agricultural, Forestry, or Timberland zonings. The project is within urbanized areas and would not convert prime farmland. The project will not result in the loss of forest land or conversion of forest land to non-forest use. No impact.

**Air Quality**: The project will affect areas that are zoned the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The project will be promoting infill of the areas and aims to increase residential units. The combination of residential and commercial in the urban areas may increase use of public transit, riding a bicycle, or walking. The project proposes to incentivize development within ½ mile of public transit stops. The project will not conflict or obstruct implementation of an

applicable air quality plan. The project will not result in a cumulatively considerable net increase of any pollutant, expose sensitive receptors, nor result in an increase of emissions. Less than significant impact.

**Biological Resources:** The project will affect areas in the following zones: Coastal-Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland-Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB), which are historically urban. The project is within urbanized areas and encourages infill rather than sprawl into undeveloped areas and therefore would not affect the movement of any native or migratory species. Any proposed development that may have any environmental sensitive areas, wetlands, or protected species would still need a biological report. Less than significant impact.

**Cultural Resources:** The project will not cause a substantial adverse change in a historical or archaeological resource. There are existing policies in effect regarding ground disturbance that a project must follow. The project will occur in urbanized areas. Less than significant impact.

**Energy:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. Less than significant impact.

**Geology and Soils:** The project will affect areas in the following zones: Coastal-Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland-Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB), which are historically urban. Most of the eligible zoned parcels are within a Community Service District (CSD) or the sphere of influence. Any development that needs an onsite wastewater treatment system (OWTS) would need to obtain a permit from the Department of Environmental Health. The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. Any proposed development that may be on a fault line, prime soil, area at-risk for

landslides, or any geologic concern would still need a geologic or soils report. Less than significant impact.

**Greenhouse Gas Emissions**: The project will affect areas that are zoned the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The project will be promoting infill of the areas and aim to increase residential units. The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The combination of residential and commercial in the urban areas may increase use of public transit, riding a bicycle, or walking. The project proposes to incentivize development within ½ mile of public transit stops. The project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases. The promotion of infill may aid in the reduction of greenhouse gases emitted. Less than significant impact.

**Hazards and Hazardous Materials**: The project will affect areas that are zoned the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB), which are historically urban. The project does not propose the transportation or storage of hazardous materials. The project cannot be located on a site or adjoining any site where more than one-third of the square footage is dedicated to industrial use to be consistent with SB 6. Any project within an Airport Compatibility zone must follow the Safety Compatibility Criteria. Any development that requires a Planning Permit must sign and complete the Hazardous Waste Statement as part of the permit application. No impact.

**Hydrology and Water Quality**: The project will affect areas that are zoned the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The project will not degrade

any water sources or contribute to sedimentation. Less than significant impact.

**Land Use and Planning:** The project proposes changes to the allowed uses in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The project does not conflict with any land use plan, policy, or regulation. The project would not physically divide a community, as it is promoting infill development. The project is consistent with Senate Bill 6. Less than significant impact.

**Mineral Resources:** The project will not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state. The project proposes changes in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The project will not result in the loss of availability of a locally important mineral resource recover site. No impact.

**Noise:** The project will not result in the generation of substantial noise nor vibration. The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The Commercial Residential Ordinance is consistent with SB 6 by not allowing residential development on a site or adjoining any site where more than one-third of the square footage is dedicated to industrial use. Less than significant impact.

**Population and Housing:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within



underutilized commercial and industrial areas. This project will result in the increase of residential units available for the existing population. Less than significant impact.

**Public Services:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). A property may be undeveloped, but the surrounding area should have existing services, such as public services. The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas where public service already exist. The project would not result in substantial adverse impacts to public services. Less than significant impact.

**Recreation:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). A property may be undeveloped, but the surrounding area should have existing services, such as public services. The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. Due to Humboldt County being a micropolitan and rural county, there are ample existing recreational options, such as State and National parks. The project does not include recreational facilities nor require the or expansion of recreational facilities. Less than significant impact.

**Transportation:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The combination of residential and commercial in the urban areas may increase use of public transit. The project proposes

to incentivize development within ½ mile of public transit stops. Less than significant impact.

**Tribal Cultural Resources:** The project will not cause a substantial adverse change in a historical, archaeological, or tribal resource. There are existing policies in effect regarding ground disturbance that a project must follow. The project will occur in urbanized areas. Less than significant impact.

**Utilities and Service Systems:** The project will affect areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas that have existing services, such as utilities and service systems. Less than significant impact.

**Wildfire:** The project will impact areas in the following zones: Coastal- Neighborhood Commercial (CN), Commercial General (CG), Business Park (MB); Inland- Neighborhood Commercial (C-1), Community Commercial (C-2), Industrial Commercial (C-3), Highway Service Commercial (CH), Business Park (MB). The eligible areas are urbanized. Residential dwelling units or the combination of residential and commercial uses in commercial and industrial is currently allowed under SB 6. The intent of this ordinance is to expand upon SB 6 by removing requirements such as the project must be within an urban cluster. While the project may be outside of an urban cluster, infill is still being promoted as the ordinance by allowing commercial residential uses within underutilized commercial and industrial areas. The project would not impair an adopted emergency response plan or emergency evacuation plan. The project would not expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project does not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in impacts to the environment. The project does not expose people or structures to significant risks such as landslides or drainage changes. Less than significant impact.

### **3.0 Statement of Findings**

An addendum to a previous EIR is appropriate when all of the required findings described below can be made.

1. No substantial changes are proposed in the project which will require revisions of the

previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(1)].

Adoption of the proposed Commercial Residential Ordinance will not require revisions to the GP PEIR because no new significant environmental effects or substantial increase in the severity of previously identified significant effects will occur. The adoption of the proposed ordinances involves updates to the Zoning Code and do not involve new development or physical changes to the environment that would increase previously identified cumulative impacts. Statements of overriding considerations were made in conjunction with the GP PEIR, in the areas of: Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance (Cumulative Impacts). The proposed ordinances will not cause a substantial increase in the severity of the identified countywide cumulative impacts. No physical changes to the environment will occur with adoption of the proposed ordinances, beyond those that were previously considered. Therefore, the adoption of the proposed ordinances will not have new significant environmental effects or substantially increase the severity of previously identified significant effects.

2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(2)].

Adoption of the proposed Commercial Residential Ordinance will not require major revisions to the GP PEIR because no substantial changes have occurred with respect to the circumstances under which the project was undertaken. The adoption of the proposed ordinances involves updates to the Zoning Code and do not include new development or direct physical changes to the environment. Substantial changes in the circumstances under which the project was undertaken have not occurred since GP PEIR was adopted. As discussed under number "1" previously, no substantial increases in the severity of the cumulative impacts will occur. No direct physical changes to the environment, or indirect significant effects will occur with adoption of the proposed ordinances. Therefore, the adoption of the proposed ordinances will not have new significant environmental effects or substantially increase the severity of previously identified significant effects.

3. No 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 Board of

Supervisors certified the previous EIR, shows any of the following:

a. The project will not have one or more significant effects not discussed in the previous EIR [§15162(a)(3)(A)];

No new information of substantial importance has been introduced that would lead to new or different impacts compared with those discussed in the GP PEIR. Project components continue to build on, clarify, and modify policies, standards and implementation measures in the current General Plan and Zoning Code. The types of development and resulting impacts would be the same as those evaluated in the GP PEIR. Therefore, there is no evidence that the proposed ordinances will result in one or more significant new effects not discussed in the GP PEIR.

b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR [§15162(a)(3)(B)];

No new information of substantial importance has been introduced that would increase the severity of the identified cumulative impacts or cause new significant effects not discussed in the GP PEIR.

c. No 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 [§15162(a)(3)(C)];

No new information of substantial importance has been introduced that would make mitigation measures or alternatives previously found not to be feasible that were discussed in the GP PEIR to now be feasible. Statements of overriding consideration were adopted for the previously identified significant and cumulative impacts. Additional mitigation measures and alternatives that were previously considered would not reduce the identified impacts for the same reasons stated in the GP PEIR. Therefore, no mitigation measures or alternatives previously found not to be feasible would in fact be feasible that would substantially reduce one or more significant effects of the project.

d. No 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 [§15162(a)(3)(D)].

No new information of substantial importance has been introduced that would require mitigation measures or alternatives which are considerably different from those that were discussed in the GP PEIR and/or that would substantially reduce one or more significant effects on the environment. Statements of overriding consideration were adopted for the previously identified impacts. No new or previously rejected mitigation measures or alternatives would reduce potential impacts.

#### **4.0 Conclusion Regarding Preparation of an Addendum**

The proposed Commercial Residential Ordinance would not change any previous conclusions associated with effects disclosed in the GP PEIR. Impacts previously found to be less than significant would not be elevated to significant as a result of the proposed ordinance. No new significant impacts or more severe impacts resulting from the proposed modifications were identified, and no changes would occur in the GP PEIR analysis of significant impacts. Therefore, based on the information above, none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and there is no substantial evidence to warrant the preparation of a subsequent EIR. The decision-making body shall consider this addendum to the final certified 2017 General Plan Program EIR prior to making a decision on the project.