City of Tulare 2023-2031 Housing Element Update

General Plan Environmental Impact Report Addendum (State Clearinghouse Number: 2012071064)

prepared by

City of Tulare
Planning Department
411 East Kern Avenue
Tulare, California 93274
Contact: Mario Anaya, Community Development Director

prepared with the assistance of

Rincon Consultants, Inc.
7080 North Whitney Ave Suite #101
Fresno, California 93720

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RINCON CONSULTANTS

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Abbreviations and Acronyms

AB	Assembly Bill
ADU	Accessory Dwelling Unit
AFFH	Affirmatively Furthering Fair Housing
AMI	Area Median Income
EIR	Environmental Impact Report
CAL FIRE	California Department of Forestry and Fire Protection
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
DOF	California Department of Finance
EIR	Environmental Impact Report
FHSZ	Fire Hazard Severity Zone
HCD	California Department of Housing and Community Development
LOS	Level of Service
NAHC	California Native America Heritage Commission
NPDES	National Pollution Discharge Elimination System
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SJVAPCD	San Joaquin Valley Air Pollution Control District
SR	State Route
TCAG	Tulare County Association of Governments
VERA	Voluntary Emission Reduction Agreement
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled

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1 Introduction and Project Summary

1.1 Project Title

City of Tulare 2023-2031 Housing Element Update

1.2 Lead Agency Name and Address

City of Tulare
Planning Department
411 East Kern Avenue
Tulare, California 93274

1.3 Contact Person and Phone Number

Mario Anaya, Community Development Director, 559-684-4223

1.4 Project Location

The City of Tulare is located along State Routes 99 and 137 (SR 99 and SR 137) in western Tulare County, approximately four miles south of the City of Visalia. Figure 1 shows a regional map of the City's relationship to nearby cities, communities, and the regional transportation system, and Figure 2 shows the city's limits. The Housing Element Update applies to all lands within the city limits. The location of the Housing Element Update Site Inventory rezone sites is shown in Figure 3.

Figure 1 Regional Location

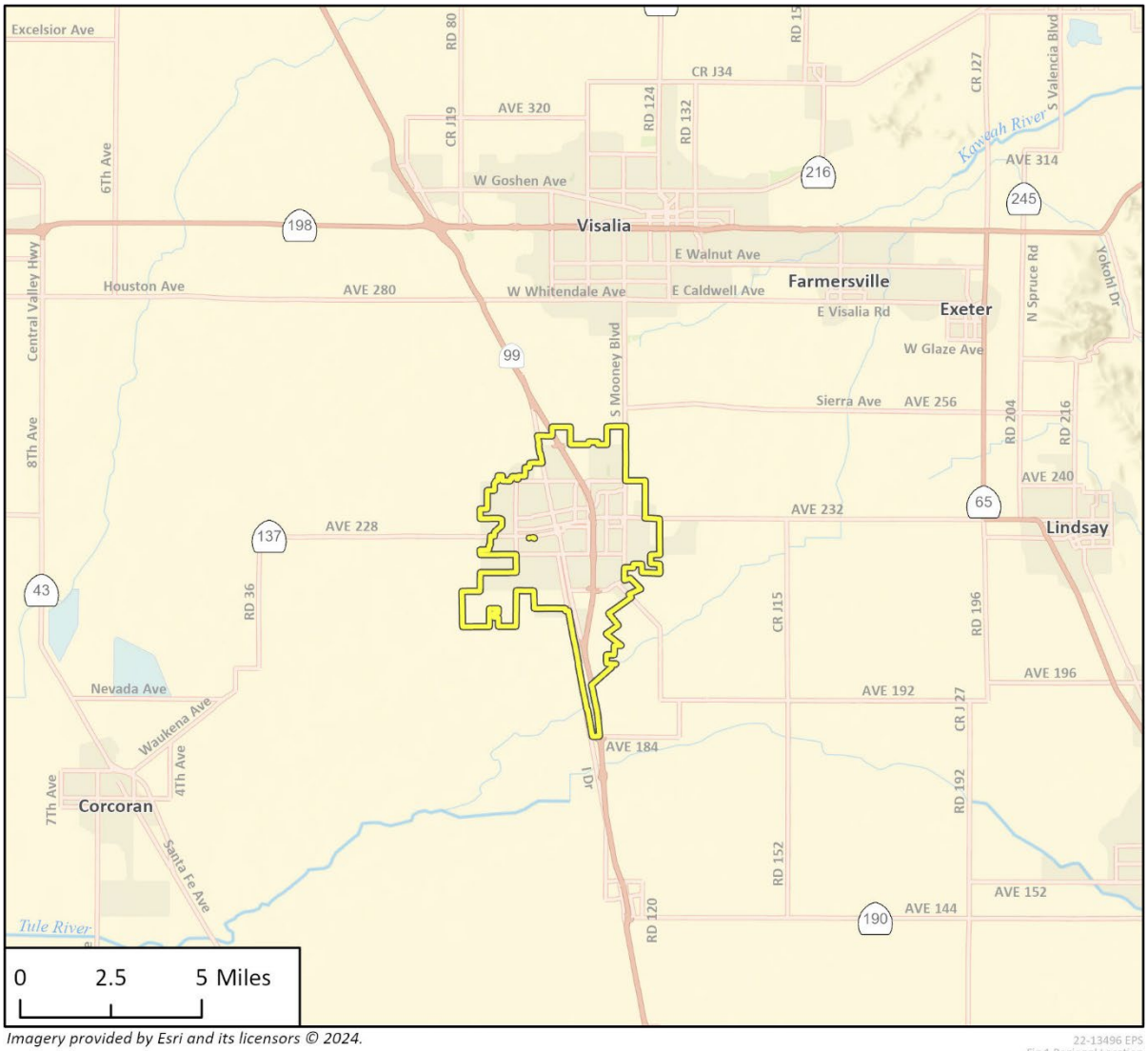

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Fig 1 Regional Location

Project Location

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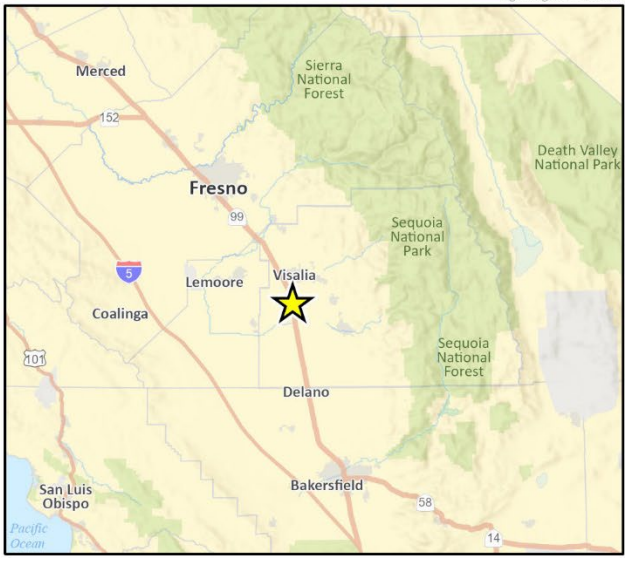

Figure 2 City Limits

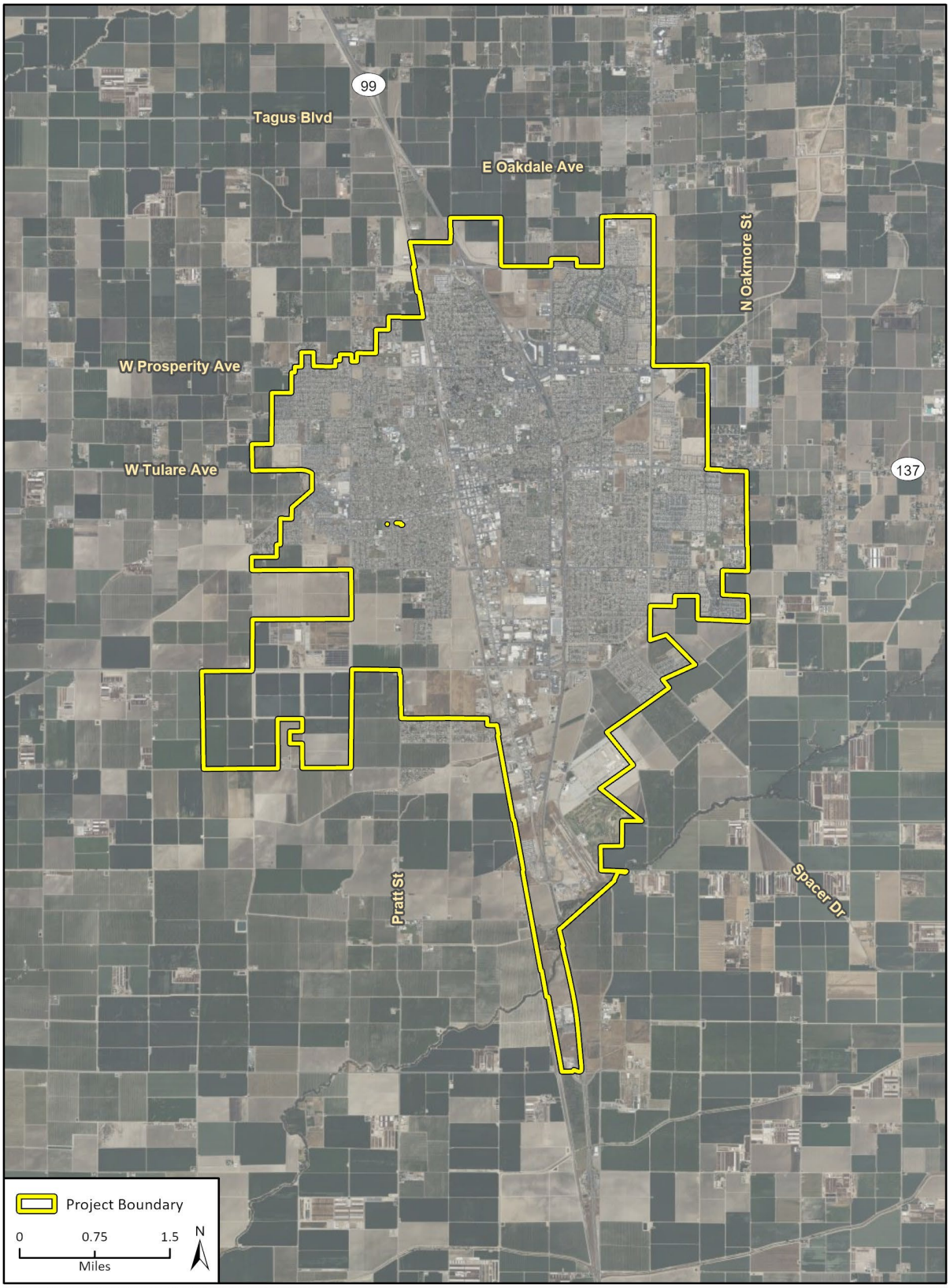

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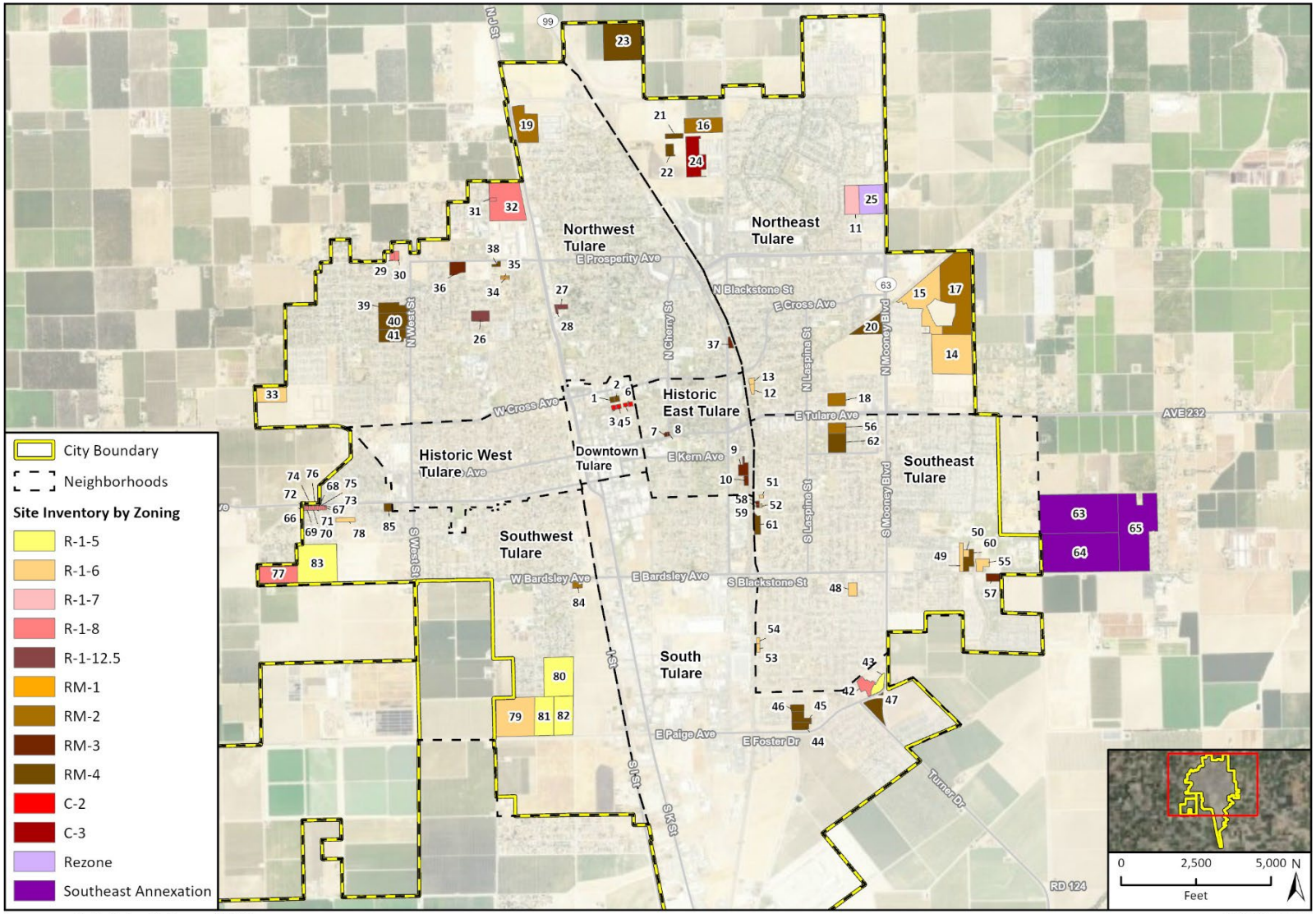
Fig 2 Project Location

Figure 3 City of Tulare Housing Element Site Inventory



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Additional data provided by County of Tulare, 2019.

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Site Inventory - Tulare

1.5 Project Description

The Project is a comprehensive update to the City of Tulare's General Plan Housing Element, General Plan and zoning map amendments to rezone sites pursuant to the schedule of actions in the Housing Element, and a zoning text amendment to establish a by-right ordinance consistent with state law. These project components are described in more detail below.

Housing Element Update

The Housing Element is one of the seven General Plan elements required by State law (Government Code Section 65302). The Housing Element is an integrated part of the 2014 General Plan, but unlike other General Plan elements, is required by State law to be updated every eight years (California Government Code Section 65588). Each eight-year period is referred to as a "cycle." For Tulare, the current (6th) cycle planning period runs from December 2023 through December 2031.

Regional Housing Needs Allocation (RHNA) and Site Inventory

Each Housing Element cycle, the California Department of Housing and Community Development assigns each region a share of the state's housing need, and the regional government (in this case, the Tulare County Association of Governments) assigns each jurisdiction a share of the Regional Housing Need Allocation (RHNA). Units are assigned in income categories according to the percentage of the Area Median Income (AMI). Table 1 shows the breakdown of Tulare's share of the RHNA for the 6th Cycle.

Table 1 2023-2031 Regional Housing Need Allocation

Income Group	Tulare Unit Needs	Percent of Tulare Units	Regional Unit Needs (Tulare County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,435	30.3%	8,497	25.6%
Low (> 50-80% AMI)	884	18.6%	5,238	15.8%
Moderate (>80-120% AMI)	677	14.3%	5,424	16.3%
Above Moderate (>120% AMI)	1,753	36.9%	14,055	42.3%
Total	**4,749**	**100%**	**33,214**	**100%**

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)

Source: TCAG 2022

The Housing Element must demonstrate through the Site Inventory that the City has capacity to meet its share of the RHNA. Tulare's share of the RHNA for the current planning period is 4,749 units, consisting of 2,319 very low- and low-income housing units, 677 moderate-income housing units, and 1,753 above moderate-income housing units.

The City can demonstrate sufficient capacity by calculating credits against its share of the RHNA (planned, approved, and pending projects projected to develop during the planning period), opportunity sites (land zoned appropriately for residential development), and if there is still a shortfall of capacity, the City must commit to rezoning sites.

Table 2 shows the City's share of RHNA and housing unit yield per income category that is met by housing credits and opportunity sites. There are no pipeline projects counted as credits toward the City's share of the RHNA. The City issued an average of five building permits for ADUs per year

during the last five years. Extrapolated over the eight-year Housing Element planning period, the City can assume the production of approximately 40 ADUs during the 2023-2031 planning period.

The City identified 85 opportunity sites, leaving a shortfall of capacity and an obligation to rezone sites to accommodate its remaining share of the RHNA. The required rezoning is described in Site Rezoning, below.

Table 2 Housing Unit Credits

	Number of Lower-Income Units	Number of Moderate-Income Units	Number of Above Moderate-Income Units	Total Number of Units
City's Share of RHNA	**2,319**	**677**	**1,753**	**4,749**
Credits (Planned and Approved Units)	0	0	0	0
ADUs Anticipated	0	0	40	40
Total Unit Credits	0	0	40	40
Remaining RHNA Obligation	**2,319**	**677**	**1,713**	**4,709**

Sources: City of Tulare

Chapter F4 of the Housing Element (*Housing Resources and Site Inventory Analysis*) details the City's Site Inventory. The summary of the residential Site Inventory is presented in Table 3. Housing opportunity sites and rezone sites are shown in Figure 3.

Table 3 Housing Element Site Inventory Summary

	Lower-Income	Moderate-Income	Above Moderate-Income	Total
Remaining RHNA	**2,319**	**677**	**1,629**	**4,625**
Opportunity Sites - Downtown Tulare	30	38	0	68
Opportunity Sites - Historic East Tulare	67	8	0	75
Opportunity Sites - Northeast Tulare	455	702	435	1,592
Opportunity Sites - Northwest Tulare	644	0	232	896
Opportunity Sites - South Tulare	362	0	47	409
Opportunity Sites - Southeast Tulare	399	63	45	507
Opportunity Sites - Southwest Tulare	37	19	1,057	1,113
Annexation Sites	477	357	360	1,194
Rezone Sites[2]	217	0	0	217
Total Capacity of Opportunity, Annexation, and Rezone Sites	**2,708**	**1,187**	**2,176**	**6,071**
Total Unit Surplus	**389**	**510**	**547**	**1,446**

[1] The City has identified 77 vacant opportunity sites.

[2] The City has identified one rezone site.

Sources: City of Tulare 2022

Of the 85 sites included in the City's Site Inventory, 77 are vacant and eight are on sites with currently operational agricultural uses (nonvacant sites). All eight nonvacant sites are currently zoned for residential use. The City anticipates development of these sites to accommodate medium- and high-density residential uses.

Contents of the Housing Element

The 2023-2031 Housing Element Update has the following major components:

- An **Introduction and Community Engagement** section that provides an overview of the housing element update and efforts Tulare made to engage the public and gather input to inform development of this Housing Element Update. (Chapter F1)
- A **Housing Needs Assessment** for the City of Tulare, summarizing demographic, employment, and housing characteristics. (Chapter F2)
- A **Housing Constraints Analysis** analyzing constraints to the development of adequate and affordable housing including market, governmental, infrastructure, and environmental factors. (Chapter F3)
- A **Housing Resources** section documenting the methodology and results of the Site Inventory Analysis conducted to demonstrate the City of Tulare's ability to meet its share of the 6th cycle RHNA. (Chapter F4)
- An analysis of issues related to **Affirmatively Furthering Fair Housing (AFFH)** for the City of Tulare. (Chapter F5)
- A **Review of Past Accomplishments** to review the housing programs adopted in the 5th cycle and evaluate the effectiveness of these programs in delivering housing services and assistance. (Chapter F6)
- A **Housing Plan**, which is comprised of the Goals, Policies, and Programs that the City intends to implement over the next eight-year planning cycle. (Chapter F7)

HOUSING PLAN GOALS, POLICIES, AND PROGRAMS

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goals and policies that facilitate the development of all housing types, explore innovative housing solutions, address the needs of the City's residents, and affirmatively further fair housing. The 2023-2031 Housing Element Update goals, policies, and programs are summarized below and ref1renced throughout this Addendum as appropriate.

- **Regional Collaboration**. The 2023-2031 Housing Element Update includes policies and programs to foster collaboration with jurisdictions within Merced County to address housing issues.
- **Housing Development**. State law requires that the goals and policies of the housing element shall encourage and facilitate the production of a range in types of housing affordable to households of varied income levels. The 2023-2031 Housing Element Update includes policies and programs to provide an adequate supply and range of housing types to meet the diverse needs of residents.
- **Affordable Housing**. The 2023-2031 Housing Element Update includes policies and programs to facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low-, very low-, low- and moderate-income households.

- **Housing and Neighborhood Preservation**. The 2023-2031 Housing Element Update includes policies and programs to preserve and improve the City's existing housing stock.
- **Housing for Persons with Special Needs**. The 2023-2031 Housing Element Update includes policies and programs to support and provide housing and services for people with special needs in the community.
- **Resource Conservation and Sustainable Development**. The 2023-2031 Housing Element Update includes policies and programs to ensure development of energy efficient and sustainable new housing.
- **Affirmatively Furthering Fair Housing**. The 2023-2031 Housing Element Update includes policies and programs to promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, State, and federal fair housing laws.

Site Rezoning

As described above, the City identified one site for rezoning to accommodate the shortfall of capacity once credits and opportunity sites were counted against the City's share of the RHNA. Site Rezoning requires General Plan Land Use Map Amendments and Zoning Map amendments to rezone the one site as described in Table 4, below. The Project would facilitate multi-family housing development, and ensure the City can meet its RHNA obligations outlined in the 6th Cycle Housing Element.

The site will be rezoned from low density residential to high-density residential. This site is 15 acres, 10 of which will be rezoned, and can accommodate a total of 217 low-income units.

Zoning Text Amendment

The Project includes a Zoning Ordinance text amendment to establish a By-Right Approval Ordinance (Chapter 10.83). The ordinance will require ministerial approval for eligible affordable housing projects, and per State law, exempts those projects from CEQA. Codified under Government Code Sections 65583.2 and 65913.4, this applies to:

- Permanent supportive housing;
- Low-barrier navigation centers; and
- Residential or mixed-use projects that include at least 20 percent of units affordable to lower-income households on sites assumed to accommodate lower-income development in the Housing Element site inventory that are vacant and used in two prior Housing Element site inventories, or nonvacant and listed in one prior Housing Element site inventory.

The ordinance brings the Zoning Ordinance into compliance with State law, which requires qualifying projects to proceed without discretionary review and exempts them from CEQA. These by-right requirements for Site Inventory reuse sites would apply to the sites listed in Table 4. These sites are in the City's 6th Cycle Housing Element inventory and meet the criteria for reuse sites described above.

Table 4 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total units
N A St. & W Prosperity Ave.	169370001	4.82	MDR	RM-3	Vacant	78
Turner Dr. & E Foster Dr.	184100010	6.84	HDR	RM-4	Vacant	148
S Aronian St. & E Kern Ave.	177190002	8.61	HDR	RM-4	Vacant	187
Marin St. & W Inyo Ave.	168180012	1.74	HDR	RM-4	Vacant	37
Canyon View St.	168010009	7.59	HDR	RM-4	Vacant	165
N West St.	168010010	10.00	HDR	RM-4	Vacant	217
N West St. & W Pleasant Ave.	168010035	8.00	HDR	RM-4	Vacant	174
Total		**47.60**				**1,006**

1.6 Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of Tulare Planning Commission/City Council:

- Approval of a General Plan Amendment to incorporate the 2023-2031 Housing Element Update
- General Plan Land Use map amendment for one site from low density residential to high-density residential
- Zoning map amendment to rezone one site from low density residential to high-density residential
- Approval of a Zoning Ordinance text amendment
- Consideration of this Addendum

The California Department of Housing and Community Development (HCD) will review and certify that the Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

1.7 Prior Environmental Document(s)

City of Tulare, General Plan Environmental Impact Report (2014 General Plan EIR). State Clearinghouse Number 2012071064, certified October 2014.

1.8 Location of Prior Environmental Document(s)

City of Tulare website: https://www.tulare.ca.gov/government/departments/community-development/planning/2035-tulare-general-plan

2 Project Context

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community's housing element.

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

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

2.1 Changes in State Law

The Housing Element Update has incorporated and addressed all substantive changes to State housing law since the City's last Housing Element was adopted and certified in 2014, including but not limited to:

- Affordable Housing Streamlined Approval Process: Senate Bill (SB) 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill (AB) 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- By Right Transitional and Permanent Supportive Housing: AB 2162 (2018) and AB 101 (2019)
- Accessory Dwelling Units: AB 68 (2019), AB 881 (2019), and Assembly Bill 671 (2019)
- Housing Crisis Act of 2019: Senate Bill 330

2.2 City of Tulare General Plan

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

The Tulare General Plan, adopted in October 2014, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a 20-year period (2014 to 2035). A General Plan reflects the priorities and values of the community.

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

State law requires that every General Plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, environmental justice, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community" future, such as sustainability, community design, and public art. Tulare's General Plan includes the following elements (City of Tulare 2014a):

- Land Use
- Transportation
- Conservation and Open Space
- Safety
- Air Quality
- Noise
- Housing

Tulare General Plan EIR

The City's 2014 General Plan underwent environmental review in the form of an Environmental Impact Report (EIR), which was certified in October 2014 by the City Council (State Clearinghouse No. 2012071064). The EIR for the Tulare General Plan is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the city at the time it was developed.

The 2014 General Plan EIR addressed the potential environmental effects of the planned buildout of the City of Tulare General Plan through 2035 and concluded that General Plan implementation would result in levels of environmental impacts as detailed in Table 5. Mitigation measures in the General Plan EIR were incorporated as policies in the General Plan to reduce potential impacts from future project development.

Table 5 Summary of Areas of Potential Impact under the 2014 General Plan EIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan EIR
Aesthetics and Visual Resources	Less than Significant	None required
Agricultural Resources	Significant and Unavoidable	No feasible measures available
Air Quality	Significant and Unavoidable	Mitigation Measures AQ-2a, 2b, 2c,2d, 4a, 4b, and 5
Biological Resources	Less than Significant	Mitigation Measures BIO-1 and 2
Cultural Resources	Less than Significant	None required
Energy[1]	Not Analyzed	None required
Geology, Soils, and Mineral Resources	Less than Significant	None required
Greenhouse Gas Emissions[2]	Significant and Unavoidable	No feasible measures available
Hazards and Hazardous Materials	Less than Significant	None required
Hydrology and Water Quality	Significant and Unavoidable	No feasible measures available
Land Use and Planning	Less than Significant	None required
Noise	Significant and Unavoidable	No feasible measures available
Population and Housing	Less than Significant	None required
Public Services and Recreation	Less than Significant	None required

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the General Plan EIR
Traffic and Transportation	Less than Significant	None required
Tribal Cultural Resources[3]	Not Analyzed	None required
Utilities and Infrastructure	Less than Significant	None required
Wildfire[4]	Not Analyzed	None required

[1]The 1999 General Plan EIR does not analyze energy impacts in detail although Energy was a topic under the Appendix F CEQA Guidelines.

[2]Greenhouse Gas Emissions are required to be addressed under CEQA pursuant to SB 97, which was passed in 2010, after the General Plan EIR was certified.

[3]Tribal Cultural Resources are required to be addressed under CEQA pursuant to AB 52, which was passed in 2015, after the General Plan EIR was certified.

[4]The General Plan EIR does not discuss wildfire impacts, as it was certified before the adoption of CEQA thresholds for wildfire impacts

Source: City of Tulare 2014b

2.3 Buildout of Proposed Project and Comparison to the 2014 General Plan EIR

The Housing Element Update is programmatic in nature. It is a policy document that includes targeted programs that facilitate and guide housing development towards designated opportunity and rezone sites. Therefore, the buildout is assumed to be the housing unit capacity of the housing opportunity, annexation, and rezone sites—6,071 total units. This addendum conducts a comprehensive analysis of project implementation and evaluates environmental effects of these programs and their cumulative impacts.

The total buildout for the Housing Element Update would be 6,071 units. As discussed above, new development under the General Plan would result in an increase in the City's population to a total of 103,648 residents by 2030 (City of Tulare 2014b).

2014 General Plan Buildout Assumptions

The 2014 General Plan has a planning horizon of 2035, but it does not specify or anticipate exactly when buildout would occur, as long-range demographic and economic trends are difficult to predict. The designation of a site in the 2014 General Plan for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development depends on property owner initiative. It only means that a certain site has the capacity to develop at a specified intensity by right or without changing its General Plan designation and/or zoning.

In Chapter 3F of the 2014 General Plan EIR, new development under the 2014 General Plan was anticipated to result in an increase of 12,520 new residential units within City limits by 2035, for a total buildout of 31,756 residential units by 2035. During the 20-year time frame, this new growth would increase the City's population by 42,017 new residents for a total of 103,648 residents by 2035 (City of Tulare 2014b; DOF 2023).

Housing Element Update and Rezoning Buildout

The Housing Element Update component of the Project is programmatic in nature. It is a policy document that includes targeted programs that facilitate and guide housing development towards designated opportunity and rezone sites. The Site Rezoning portion of the project would change

zoning and land use on one site. Therefore, the buildout is assumed to be the housing unit capacity of the housing opportunity sites and the rezone site—6,071 total units. This addendum conducts a comprehensive analysis of project implementation and evaluates environmental effects of these programs and their cumulative impacts.

The total buildout for the Housing Element Update would be 6,071 units. As discussed above, new development under the General Plan would result in an increase in the City's population to a total of 103,648 residents by 2030 (City of Tulare 2014b)

CEQA Baseline and Comparison to the General Plan EIR

The CEQA baseline for this analysis is the maximum allowable development for residential uses under the City's General Plan EIR. The General Plan EIR assumed a buildout of 31,756 residential units and 103,648 residents. Table 6 compares the potential buildout under the Housing Element Update to the buildout contemplated in the General Plan EIR.

As shown in Table 6, Tulare had a population of 60,627 in 2012 (City of Tulare 2014b). As of 2024, Tulare has a population of 70,799 (DOF 2024). This represents an increase of 10,172 residents since the 2014 General Plan EIR was certified. Growth within the City has occurred at a slower rate than was anticipated in the 2014 General Plan EIR, and there is a remaining capacity of 9,157 housing units, or 32,849 persons, before the full anticipated General Plan buildout is reached.

The Housing Element Update is expected to increase the population by up to 19,609 residents to meet its state-mandated share of the RHNA,[1] for a total City population of 90,408. As shown in Table 6, this is below the anticipated 2014 General Plan total buildout of 103,648 residents.

The projected growth aligns with RHNA requirements and is consistent with regional housing expectations. Additionally, the Housing Element Update is not directly responsible for increasing the population but rather aims to prepare for the growth that is anticipated within the region. The proposed project is intended to assist the City in achieving the vision of the existing 2014 General Plan and provide the necessary housing units to accommodate the anticipated growth and assist the City in meeting its RHNA for the 6th Cycle Housing Element period.

The Housing Element Update would not exceed the buildout projections considered in the 2014 General Plan EIR, and because the project would not exceed 2014 General Plan buildout projections, and because the 2014 General Plan EIR analyzed impacts associated with full General Plan buildout, the project would not be expected to result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. A full analysis of the potential for new or substantially more severe environmental effects is provided in Section 6, *Addendum Evaluation*.

Table 6 shows the City's RHNA and housing unit yield per site category.

[1] Based on a residential unit increase of 217 units multiplied by 3.23 persons per household (DOF 2024)

Table 6 Total Development Evaluated in the 2014 General Plan EIR Compared to the Housing Element Update

	2012(a)	2024 (b)	Actual Growth: 2012 to 2024 (c=b-a)	Total Buildout Assumed under 2014 General Plan EIR (d)	Buildout Remaining under 2014 General Plan EIR (e=d-b)	Buildout under Proposed Housing Element Update (f)
Housing Units	19,141	22,599	+3,458	31,756	9,157	6,071
Population	60,627	70,799	+10,172	103,648	32,849	19,609

[1] Based on Tulare persons per household of 3.23 (DOF 2024)

3 Overview of CEQA Guidelines Sections 15162 and 15164

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

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

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

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

The City has prepared this Addendum, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the 2014 General Plan EIR (October 2014, State Clearinghouse No. 2012071064). The following Addendum details any changes in the project, changes in circumstances under which the project is

undertaken, and/or "new information of substantial importance" that may trigger the need for a Subsequent or Supplemental EIR pursuant to CEQA Guidelines sections 15162(a).

The responses herein substantiate and support the City's determination that the Housing Element Update policies and programs are within the scope of the 2014 General Plan EIR, do not require subsequent review under CEQA Guidelines Section 15162 and, in conjunction with the EIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

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

To provide a thorough and conservative analysis of potential impacts associated with the modified project, this addendum addresses all 20 environmental issue areas included in Appendix G of the current CEQA Guidelines. These issue areas include tribal cultural resources, an issue area added to the CEQA Guidelines in September 2016 pursuant to Assembly Bill (AB) 52, after certification of the Final EIR. These issue areas also include energy and wildfire, which were added to the CEQA Guidelines in December 2018.

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

■ None

□ Aesthetics	□ Agriculture and Forestry Resources	□ Air Quality
□ Biological Resources	□ Cultural Resources	□ Energy
□ Geology and Soils	□ Greenhouse Gas Emissions	□ Hazards and Hazardous Materials
□ Hydrology and Water Quality	□ Land Use and Planning	□ Mineral Resources
□ Noise	□ Population and Housing	□ Public Services
□ Recreation	□ Transportation	□ Tribal Cultural Resources
□ Utilities and Service Systems	□ Wildfire	□ Mandatory Findings of Significance

4.2 Determination

Based on this analysis:

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

■ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Tulare, General Plan Update Environmental Impact Report (General Plan EIR). State Clearinghouse Number 2012071064 certified November 2013.

Signature	February 26, 2026 Date
Mario A. Anaya, AICP Printed Name	Community Development Director Title

5 Addendum Evaluation Methodology

5.1 General Plan Consistency

The Housing Element is a component of the 2014 General Plan and is periodically updated pursuant to state law. Therefore, the Housing Element Update is consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan Elements. The General Plan Elements and policies that correspond with the goals and policies of the Housing Element are summarized below:

- The **Land Use Element** includes goals, objectives, policies, and standards for residential, commercial, industrial, and public and institutional development within Tulare. Additionally, it includes the Plan Consistency table which identifies the consistent zone district, density, and maximum intensity of persons per acre.
- The **Transportation Element** includes goals, objectives, policies, and standards for establishing a safe and efficient transportation system that provides adequate access throughout the city.
- The **Conservation and Open Space Element** includes goals, objectives, policies, and standards for preserving agricultural land, protecting natural resources, and providing recreational opportunities for the community.
- The **Safety Element** includes goals, objectives, policies, and standards for protecting residents against natural and manmade hazards and ensuring fire and police services are sufficient and effective.
- The **Air Quality Element** includes goals, objectives, and standards for protecting residents from exposure to air pollution.
- The **Noise Element** includes goals, objectives, policies, and standards for protecting residents from exposure to excessive noise. It also includes the Land Use Compatibility for Community Noise Environments and Noise Survey Data table which shows acceptable exterior noise exposure levels for different land use categories and noise level data conducted during a community survey.
- The **Housing Element** includes goals, objectives, policies, and standards for facilitating housing within the city and ensuring the city satisfies its RHNA numbers.

Adoption of the Housing Element Update would require the City to amend the Housing Element of the 2014 General Plan, which contains the Housing Element.

5.2 Preliminary Environmental Constraints

State housing law requires the city to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583[c][3]). Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In

addition, environmental and infrastructure constraints can also impede residential development. For purposes of the Addendum, only the potential environmental constraints, as they relate to CEQA, were evaluated.

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

6 Addendum Evaluation

6.1 Introduction

As discussed in Section 2, the total buildout for the Housing Element Update would be 6,071 units. All of these units, including sites to be rezoned, would be consistent with the 2014 General Plan, and therefore would be within the scope of the 2014 General Plan EIR, since growth within the City has occurred at a slower rate than was anticipated. Therefore, growth anticipated and evaluated under the 2014 General Plan is applicable to the proposed project. General Plan EIR findings and analysis of the proposed project's impacts are included for each appendix G section below.

6.2 Aesthetics

General Plan EIR Findings

Aesthetics is discussed in Section 4.1 of the General Plan EIR. The General Plan EIR determined that impacts to scenic vistas, light and glare, and the existing visual character of Tulare would be less than significant. The General Plan EIR also determined that implementation of the General Plan with regards to scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway would result in no impact

Addendum Analysis

The Housing Element Update and Rezone would fall within the total growth that was previously analyzed in the General Plan EIR. Any future development facilitated by the proposed Project would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations, including standards that govern visual quality and community design. The Zoning Text Amendment would not result in any physical development.

The Rezones would change allowable uses on the six rezone sites, but any future development facilitated by the proposed Project would undergo project-specific developmental review, including design review, and would be subject to adopted development regulations, including standards that govern visual quality and community design

Because the Housing Element would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Tulare. Future developments resulting from the Housing Element Update would be consistent with the buildout anticipated by the General Plan. Because it is a policy document, the Housing Element Update would not directly result in impacts to scenic vistas, scenic resources, or visual character, and would not create new sources of substantial light or glare which could adversely affects views. The Zoning Text Amendment would exempt certain housing projects from further CEQA review, and would prohibit any discretionary review, which could result in some of the City's discretionary development standards or guidelines not being applied to a qualifying project. However, these limitations are already required under State law, so the Zoning Text Amendment does not result in any new impacts to aesthetics.

Conclusion

The Project would not result in aesthetics impacts beyond those addressed or analyzed in the General Plan EIR, nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of aesthetics is required.

6.3 Agriculture and Forestry Services

General Plan EIR Findings

Agriculture and forestry resources are discussed in Section 4.2 of the General Plan EIR. The General Plan EIR determined that the conversion of important farmland, existing zoning for agricultural use, and Williamson act contracts would be significant and unavoidable. Mitigation measures were considered but were determined to not be feasible. The General Plan also determined that impacts related to changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural uses would be less than significant. Impacts to forest land and conversion of forest land to non-forest uses were determined to have no impact.

Addendum Analysis

As discussed in Section 2.7, *Buildout of Proposed Project and Comparison to the 2014 General Plan EIR*, buildout of the proposed project is within the buildout projections analyzed in the General Plan EIR. The Zoning Code Update would not result in any physical development.

While the General Plan EIR identified potentially significant agricultural and forestry impacts, the proposed Project would not rezone any lands currently designated as farmland, forest land, or timberland within the city. The Housing Element Update would not introduce any new or increased impacts on agricultural resources. Higher-density development enabled by the Rezone would not have a greater impact on the site's existing agricultural uses than the lower-intensity uses contemplated by the General Plan EIR. Thus, the Housing Element Update and Rezone aligns with the already established impact analysis and does not alter the impact significance identified in the General Plan EIR.

Additionally, the Project would be consistent with goals and policies included in the General Plan intended to reduce impacts to agricultural lands such as Policies COS-P3.1 through P3.5 and P3.9 through P3.11 included in the Open Space Element, which promote the productivity of agricultural land surrounding Tulare and the continued viability of agriculture countywide.

Future development facilitated by the proposed Project would undergo project-specific developmental review, including site plan review and would be required to comply with existing general plan policies and land use designations. Because the Housing Element Update would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Tulare. Because it is a policy document, the Housing Element Update would not directly result in impacts to the conversion of Important Farmland, forest land, or timber land to non-agricultural uses.

Conclusion

The proposed Project would not result in agricultural and forestry impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of agriculture and forestry is required.

6.4 Air Quality

General Plan EIR Findings

Air quality is discussed in Section 4.3 of the General Plan EIR. The General Plan EIR determined that impacts related to conflicting with or obstructing implementation of applicable air quality plans were determined to be less than significant. The General Plan EIR also determined that impacts to criteria air pollutants would be significant and unavoidable. Implementation of the General Plan would also result in significant impacts to the violation of air quality standards and contribute to air quality violations. The implementation of Mitigation Measures AQ-2a through 2d would reduce this impact. These measures would require applicants to comply with San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations and implement measures to reduce construction and operational air pollutant emissions, such as using cleaner equipment, energy-efficient technologies, and employee commute programs. Additionally, they may opt to enter a Voluntary Emission Reduction Agreement (VERA) with the SJVAPCD to support emission reduction projects. Despite compliance with the mitigation measures mentioned above, impacts related to exceeding air quality thresholds during construction and operation phases were determined to be significant and unavoidable. Impacts related to exposure of sensitive receptors to air pollutants were determined to be less than significant with mitigation. These Mitigation Measures included AQ-4a and 4b, which require applicants for sensitive land uses near major sources of Toxic Air Contaminants to submit a health risk assessment to evaluate potential cancer and non-cancer risks, and to implement mitigation measures if risks exceed specified thresholds, ensuring compliance with state guidelines and air quality standards. The General Plan EIR also determined that impacts related to odors would be reduced to less than significant with the implementation of Mitigation Measure AQ-5, which would ensure that sources identified by SJVAPCD are mitigated through adherence to an odor control plan and comply with SJVAPCD Rule 4102.

Addendum Analysis

Because the Housing Element would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Zoning Code Update would not result in any physical development. The number of units proposed under the Housing Element Update and Rezone would be within the total remaining buildout of the 2014 General Plan EIR. In addition, future development facilitated by the proposed Project would undergo project-specific developmental review and would be required to comply with existing policies and regulations, including Mitigations Measures AQ-2a through 2d, 4a, 4b, and 5. Because the proposed Project is a policy document consistent with the General Plan and does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development, it would have no impact to air quality.

Conclusion

The Project would not result in air quality impacts beyond those addressed or analyzed in the General Plan EIR, nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of air quality is required.

6.5 Biological Resources

General Plan EIR Findings

Biological resources are discussed in Section 4.4 of the General Plan EIR. The General Plan EIR determined that impacts to special status species would be less than significant with implementation of Mitigation Measure BIO-1. Mitigation Measure BIO-1 would mitigate habitat loss within the EIR Study Area by preserving similar off-site habitat, with the mitigation ratio determined through negotiations with CDFW and USFWS during the project permitting process. Impacts to wildlife corridors were also determined to be less than significant with the implementation of Mitigation Measure BIO-2. Mitigation Measure BIO-2 would require ground-disturbing and vegetation removal activities under the General Plan to occur outside the bird breeding season (February 1 to August 31), or, if conducted during this period, a qualified biologist must perform preconstruction nest surveys, with active nests avoided to prevent failure, while off-site mitigation lands should include suitable migratory stopover habitat. The General Plan EIR also determined that there would be no impacts to habitat conservation plans and impacts to riparian habitats, wetlands, and local policies or ordinances protecting biological resources were determined to be less than significant.

Addendum Analysis

The Housing Element Update would not conflict with any local policies or ordinances protecting biological resources as the opportunity, annexation, and rezone sites are located within urban areas. Furthermore, by increasing density on infill sites within the city, the proposed Project would reduce potential impacts to biological resources by limiting urbanization of natural and undeveloped areas. Future development proposed as a result of the Housing Element Update would be subject to project-specific environmental review and would be required to adhere to policies in the General Plan. Furthermore, future development would be required to comply with adopted federal, state, and local regulations protecting biological resources, including Mitigation Measures BIO-1 and 2. Higher-density development enabled by the Rezone would not have a greater impact on the site's biological resources than the lower-intensity uses contemplated by the General Plan EIR. The Zoning Text Amendment would not result in any physical development.

Because the Housing Element Update and Rezone would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The Project would not result in biological impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of biological resources is required.

6.6 Cultural Resources

General Plan EIR Findings

Cultural resources are discussed in Section 4.5 of the General Plan EIR. The General Plan EIR determined that impacts to historical, archaeological, and paleontological resources and human remains would be less than significant.

Addendum Analysis

The Housing Element Update and Rezone would not increase potential impacts to cultural resources as the opportunity, annexation, and rezone sites are currently located within urban areas. Future development facilitated by the Housing Element Update and Rezone would undergo project-specific developmental review and be required to adhere to all state and federal regulations to reduce impacts on cultural resources. Furthermore, because the Housing Element Update would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Zoning Code Update would not result in any physical development.

Conclusion

The proposed Project would not result in cultural impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of cultural resources is required.

6.7 Energy

General Plan EIR Findings

The General Plan EIR does not discuss energy impacts in detail; however, because it is now required, a discussion of impacts is provided below.

Addendum Analysis

Future development facilitated by the Housing Element Update and Rezone would involve the consumption of non-renewable energy resources such as electricity, natural gas, propane, gasoline, and diesel. However, future projects would be required to adhere to applicable regulations and General Plan policies and actions related to energy resources and energy consumption with new residential construction, including California Code of Regulations (CCR) Title 20, Division 2, Chapter 4, Energy Conservation; CCR Title 24, Part 6, California Energy Code; and CCR Title 24, Part 11, California Green Building Standards Code, Tier 1. These regulations include requirements for the use

of more energy-efficient design and technologies as well as the incorporation of more renewable energy resources into building design than were in place during the General Plan EIR analysis.

Because the Housing Element would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Merced. Because it is a policy document, the Housing Element Update would not directly result in impacts to energy resources. With compliance with existing regulations, impacts related to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant. The Zoning Text Amendment would not result in any physical development.

Conclusion

Impacts related to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant. The Project would not result in impacts beyond those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of energy is required.

6.8 Geology and Soils

General Plan EIR Findings

Geology and soils are discussed in Section 4.6 of the General Plan EIR. The General Plan EIR determined that implementation of the General Plan in regard to impacts related to exposing people or structures to landslides would result in no impact. Impacts related to people or structures to other substantial geologic adverse effects would be less than significant. The General Plan EIR also determined that impacts related to erosion, unstable soils, expansive soils, and septic tanks would be less than significant.

Addendum Analysis

The Housing Element Update and Rezone would not increase potential impacts related to geology and soils and would not expand potential geology and soils impacts into new areas. Individual projects under the Housing Element Update and Rezone would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations such as the California Building Code and International Building Code's regulations and standards regarding seismic safety of buildings and structures. Because the Housing Element would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Zoning Text Amendment would not result in any physical development.

Conclusion

The proposed Project would not result in geology and soils impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of geology and soils is required.

6.9 Greenhouse Gas Emissions

General Plan EIR Findings

Greenhouse gas emissions are discussed in Section 4.7 of the General Plan EIR. The General Plan EIR determined that impacts related to the increase of greenhouse gas emissions and applicable plan, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions would be significant and unavoidable. However, with the implementation of the Tulare Climate Action Plan, these impacts would be reduced to no impact.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts to greenhouse gas emissions or adopted plans for the purpose of reducing greenhouse gases. Future development consistent with the Housing Element Update and Rezone would be required to adhere to applicable climate and greenhouse gas emissions policies and regulations including consistency with targets established by SB 32, AB 32, SB 97, and SB 375. Furthermore, the proposed Project would increase density within the city to accommodate planned growth which would reduce vehicle miles travelled (VMT) and therefore reduce greenhouse gas emissions by promoting the creation of housing in areas near transit and other necessary services. With compliance with existing regulations, impacts related to greenhouse gas emissions would be less than significant. Future development facilitated by the project would undergo project-specific developmental review and would be required to adhere to State and City building standards and policies designed to reduce greenhouse gas emissions with new residential construction, such as CCR Title 20, Division 2, State Energy Resources Conservation and Development Commission; and CCR Title 24, Part 11, California Green Building Standards Code, Tier 1. The Zoning Text Amendment would not result in any physical development.

Conclusion

The Project would result in less than significant greenhouse gas impacts. The Project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of greenhouse gas emissions is required.

6.10 Hazards and Hazardous Materials

General Plan EIR Findings

Hazards and hazardous materials are discussed in Section 4.8 of the General Plan EIR. The General Plan EIR determined that impacts related to the release of hazardous materials near schools, hazardous materials sites compiled pursuant to Government Code Section 65962.5, and private airstrips would have no impact. The General Plan EIR also determined that impacts related to the release of hazardous materials, public airport safety hazards, and emergency response plans would be less than significant.

Addendum Analysis

The Housing Element Update and Rezone would not increase potential impacts related to hazard and hazardous materials. Individual projects under the Housing Element Update would undergo project-specific developmental review, including site plan review, and would be subject to adopted federal, state, and local regulations. Furthermore, because the Housing Element and Rezone would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Zoning Text Amendment would not result in any physical development.

Conclusion

The proposed Project would not result in hazards and hazardous materials impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of hazards and hazardous materials is required.

6.11 Hydrology and Water Quality

General Plan EIR Findings

Hydrology and water quality are discussed in Section 4.9 of the General Plan EIR. The General Plan EIR determined that impacts related to water quality, groundwater supplies, drainage patterns, runoff water, flood hazard areas, seiche, tsunami, and mudflow would be less than significant. The General Plan EIR also determined that impacts related to exposing people to flood risk as a result of dam inundation or levee failure would be significant and unavoidable. Mitigation measures were considered but were determined to be unfeasible.

Addendum Analysis

The Housing Element Update and Rezone would not increase potential impacts related to hydrology and water quality as the opportunity, annexation, and rezone sites are currently located within urban areas and do not expand potential hydrology and water quality impacts into new areas. Individual projects under the Housing Element Update and Rezone would undergo project-specific developmental review, including site plan review, and would be subject to adopted regulations including Title 7 and Title 8 of the Tulare Municipal Code. Title 7 of the Municipal Code addresses health and sanitation by regulating groundwater, surface water, and stormwater impacts, including fees and wastewater management, while Title 8 focuses on hydrology and water quality through flood control requirements and development impact fees for groundwater recharge. Future developments that result from the implementation of the proposed project would be subject to existing General Plan policies as well, such as Policy LU-P11.4 and P11.5, which require water supply systems and capacity to be able to accommodate new development. The Housing Element Update and Rezone would also be subject to requirements of applicable permits such as the NPDES and MS4 permits. The Zoning Text Amendment would not result in any physical development. The proposed project would not result in new hydrology and water quality impacts from new development as evaluated in the certified EIR.

Conclusion

The proposed Project would not result in hydrology and water quality impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of hydrology and water quality is required.

6.12 Land Use and Planning

General Plan EIR Findings

Land use and planning are discussed in Section 4.10 of the General Plan EIR. The General Plan EIR determined that impacts related to the physical division of established communities and conflicts with applicable land use plans and policies would be less than significant.

Addendum Analysis

Future development facilitated by the Housing Element Update and Rezone would undergo project-specific developmental review, including site plan review, and would be subject to adopted development standards and policies including those in the Land Use Element of the General Plan. The sites included in the Site Inventory would not result in inconsistencies with current land use plans or divide communities because all sites are located in infill development areas. The Zoning Text Amendment would not result in any physical development.

Adherence to the goals and policies included in the Land Use Element of the General Plan would ensure future development would not conflict with a land use plan or policy. Additionally, because the project would facilitate the development of housing primarily on infill sites within the city, development facilitated by the proposed project would not divide an established community.

Conclusion

The proposed Project would not result in land use and planning impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of land use and planning is required.

6.13 Mineral Resources

General Plan EIR Findings

Mineral resources are discussed in Section 4.6 of the General Plan EIR. The General Plan EIR determined that impacts to mineral resources would be less than significant.

Addendum Analysis

Although known mineral resources occur in other areas of Tulare County there are no known significant mineral resources or mining operations in the city. Additionally, General Plan policies COS-8.2 through 8.5, 8.7, and 8.9 through 8.11 would further reduce impacts to mineral resources.

Therefore, Project impacts to mineral resources would remain the same as discussed in the General Plan EIR.

Conclusion

The proposed project would not result in mineral resource impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of mineral resources is required.

6.14 Noise

General Plan EIR Findings

Noise is discussed in Section 6.14 of the General Plan EIR. The General Plan EIR determined that impacts related to the exposure of people to excess noise levels, ground borne vibration, excessive noise near airports and private airstrips were determined to be less than significant. The General Plan EIR also determined that impacts related to ambient noise, both permanent and temporary increases, would be significant and unavoidable. Mitigation measures were considered but were determined to be infeasible.

Addendum Analysis

Future development facilitated by the Project would undergo project-specific developmental review, including site plan review, and would be subject to adopted development standards and policies including those in the Noise Element of the general plan. The opportunity, annexation, and rezone sites would not result in overall greater total development than was envisioned by the General Plan. The Zoning Text Amendment would not result in any physical development. Because the project would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The proposed Project would not result in noise impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of noise is required.

6.15 Population and Housing

General Plan EIR Findings

Population and housing is discussed in Section 4.12 of the General Plan EIR. The General Plan EIR determined that impacts related to inducing substantial population growth and the displacement of existing housing would be less than significant. It was also determined that impacts related to the displacement of a substantial amount of people would result in no impact.

Addendum Analysis

As discussed in Section 2.7 of this document, the proposed Project would promote the development of housing to meet the City's RHNA requirement and ensure that the Housing Element is in compliance with state law to accommodate anticipated population growth within the city. Future development facilitated by the Housing Element Update and Rezone would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations. The Zoning Text Amendment would not result in any physical development. Furthermore, because the Housing Element and Rezoning would not facilitate development beyond what was considered in the General Plan EIR, the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The proposed project would not result in population and housing impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of population and housing is required.

6.16 Public Services

General Plan EIR Findings

Public services are discussed in Section 4.13 of the General Plan EIR. The General Plan EIR determined that impacts related to new or physically altered police, fire, school, or library facilities would be less than significant.

Addendum Analysis

The Housing Element Update and Rezone would not result in an increase in buildout above the buildout assumed in the General Plan EIR. Additionally, the fundamental regulations and requirements of the General Plan and Zoning Code, such as meeting design standards, would still apply to all projects in the city, including the proposed Project. Goals and policies in the Safety Element of the General Plan would enhance public services such as police and fire protection and ensure effective emergency access. These goals, policies, and measures would continue to be required with implementation of the proposed Project.

Future development facilitated by the Housing Element Update would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations, including General Plan policies and community public facilities fees established in the City's Municipal Code. The Zoning Text Amendment would not result in any physical development. Because the Housing Element Update and Rezone would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The proposed Project would not result in public services impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of public services is required.

6.17 Recreation

General Plan EIR Findings

Recreation is discussed in Section 4.13 of the General Plan EIR. The General Plan EIR determined that impacts related to increased use of parks and recreational facilities would be less than significant.

Addendum Analysis

The Housing Element Update and Rezone would not result in an increase in buildout above the buildout assumed in the General Plan EIR, thereby resulting in no increase in recreation impacts as compared to the General Plan. Additionally, goals and policies in the Land Use Element of the General Plan, such as Policy LU-P11.1, require the City to only approve development when adequate municipal services are available or can be efficiently provided.

Future development facilitated by the Housing Element Update and Rezone would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations, including General Plan policies and community park and recreation fees established in the City's Municipal Code. The Zoning Text Amendment would not result in any physical development. Furthermore, because the Housing Element Update would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The proposed Project would not result in recreation impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of recreation is required.

6.18 Transportation

General Plan EIR Findings

Transportation is discussed in Section 4.14 of the General Plan EIR. The General Plan EIR analyzed Level of Service (LOS) as the methodology to assess significance. The General Plan EIR determined that impacts related to conflicts with transportation plans, LOS, air traffic, hazards due to design features, and conflicts with bike or transit plans would be less than significant.

Traffic circulation LOS D – less than significant due to the policies and planned future roadway improvements It would not conflict with any congestion management program.

Addendum Analysis

No specific developments are being approved as part of the Project; therefore, the Project would not directly or indirectly result in transportation impacts. The Housing Element Update and Rezone would promote infill housing within the city to accommodate planned growth which would likely reduce traffic congestion by promoting the creation of housing in areas near transit and other necessary services within the city. The Project does not include any components that would affect air traffic patterns or result in increased air traffic. The Project would not introduce new transportation-related hazards. Future development facilitated by the Project would undergo project-specific developmental review to ensure compliance with safety standards and regulations. The project is designed to support existing transportation plans by promoting infill housing near transit routes and bike paths, thereby reducing potential conflicts and enhancing the use of alternative transportation modes. Future development facilitated by the Project would undergo project-specific developmental review and would be subject to adopted policies and programs identified in the General Plan EIR. The Zoning Text Amendment would not result in any physical development.

Because the Housing Element Update would not facilitate development beyond what was considered in the General Plan EIR, the Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Conclusion

The Project would not result in transportation impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of transportation is required.

6.19 Tribal Cultural Resources

General Plan EIR Findings

Tribal Cultural Resources was added to the 2016 CEQA Guidelines as a separate environmental issue area. Thus, the General Plan EIR (certified October 2014) does not include a chapter or section dedicated to analysis of impacts to tribal cultural resources. However, it does analyze general impacts to historical and cultural resources (including archeological resources that may originate from Native American tribes) in Section 4.5. As the Notice of Preparation for the General Plan EIR was published before July 1, 2015, tribal consultation pursuant to Assembly Bill (AB) 52 was not required.

Addendum Analysis

In accordance with the requirements of SB 18, the City requested a tribal contact list from the California Native America Heritage Commission (NAHC) on August 20, 2024. NAHC responded to the City's request on August 23, 2024, providing a list of 32 contacts from 20 Native American tribal organizations that should be invited to consult with the City.

On November 6, 2024, the City sent letters inviting Big Pine Paiute Tribe of the Owens Valley, Big Sandy Rancheria of Western Mono Indians, Bishop Paiute Tribe, Cold Springs Rancheria of Mono Indians of California, Death Valley Timbi-sha Shoshone Tribe, Dumna Wo-Wah Tribal Government, Dunlap Band of Mono Indians, Fort Independence Indian Community of Paiutes, Kern Valley Indian

Community, Kitanemuk & Yowlumne Tejon Indians, Lone Pine Paiute-Shoshone Tribe, Mono Lake Kutzadika Tribe, North Fork Mono Tribe, Santa Rosa Rancheria Tachi Yokut Tribe, Table Mountain Rancheria, Traditional Choinumni Tribe, Tubatulabals of Kern Valley, Tule River Indian Tribe, Utu Utu Gwaitu Tribe of the Benton Paiute Reservation, and the Wuksachi Indian Tribe/Eshom Valley Band to consult with the City under the provisions SB 18. The invitations advised the tribes that if consultation was desired, then they must formally accept the invitation in writing within 90 days of receipt of the City's letter pursuant to SB 18. The City received two responses. The responses were received from the Table Mountain Rancheria and the Traditional Choinumni Tribe and both responded that the project area was outside of their respective tribe's historical land base and area of interest.

The proposed Project does not propose or authorize specific development. Because the Project is a policy document, the proposed Project would not directly result in impacts to tribal cultural resources such as causing a substantial adverse change in the significance of a tribal cultural resource. The proposed rezoning would not increase potential impacts to tribal cultural resources as the opportunity, annexation, and rezone sites are located within an urban area. Future development facilitated by the Project would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations and possibly subject to AB 52 compliance. The Zoning Text Amendment would not result in any physical development. Therefore, impacts would be less than significant.

Conclusion

The proposed Project would not result in significant tribal cultural resources impact. Impacts would not be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of tribal cultural resources is required.

6.20 Utilities and Service Systems

General Plan EIR Findings

Utilities and Service Systems are discussed in Section 4.15 of the General Plan EIR. The General Plan EIR determined that impacts related to water treatment facility capacity, water supplies, wastewater treatment requirements and facilities, wastewater treatment provider capacity, stormwater drainage facilities, and solid waste would be less than significant.

Addendum Analysis

As described above, the proposed Project would not exceed the buildout projections considered as part of the 2014 General Plan EIR. As such, the proposed Project would not result in an increase in demand for water supply, wastewater, or solid waste services. Future development facilitated by the Project would undergo project-specific developmental review, including site plan review, and would be subject to adopted development regulations. The proposed Project would not result in new utilities impacts not discussed in the General Plan EIR or an increase in the severity of utilities impacts.

The proposed Project does not propose or authorize specific development. Because the Project is a regulatory update, the proposed Project would not directly result in impacts to electricity and telecommunications utilities. Future development facilitated by the Project would undergo project-

specific developmental review, including site plan review, and would be required to comply with General Plan goals and policies related to utilities and service systems. Therefore, impacts would be less than significant.

Conclusion

The proposed Project would not result in utility impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the proposed Project and no additional environmental assessment of utilities is required.

6.21 Wildfire

General Plan EIR Wildfire Findings

Wildfires are briefly discussed in Section 4.8 of the General Plan EIR. The General Plan EIR determined that impacts related to wildland fires would be less than significant.

Addendum Analysis

There are no State Responsibility Areas (SRAs) or Very High Fire Hazard Severity Zones (VHFHSZ) within the city of Tulare (CALFIRE 2024). The nearest VHFHSZ is approximately 27 miles east of the city. Because it is a policy document, the Housing Element Update would not directly result in impacts to wildfire. Future development facilitated by the Project would undergo project-specific review and would be subject to adopted development standards including General Plan policies, such as Policy SAF-P6.1 through P6.7, and the California Fire Code. With implementation of these standards, impacts would be less than significant. The Zoning Text Amendment would not result in any physical development.

Conclusions

The proposed Project would have less than significant wildfire impacts. The Project would not result in impacts beyond those addressed or analyzed in the General Plan EIR nor present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the Project and no additional environmental assessment of wildfire is required.

7 Cumulative Impacts

In addition to the specific impacts of individual projects, CEQA requires consideration of potential cumulative impacts of the proposed Project. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed Project and other past, present, and probable future projects producing related or cumulative impacts. For example, noise impacts of two nearby projects may be less than significant when analyzed separately but could have a significant impact when analyzed together. The cumulative impact analysis provides a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA Guidelines Section 15130 requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a summary of projections contained in an adopted planning document such as a general plan.

7.1 General Plan EIR Findings

Section 4-2 of the General Plan EIR discusses cumulative impacts. As stated in that section, cumulative impacts of the General Plan were considered based on regional boundaries, projected regional or area-wide conditions, or based on development anticipated within the vicinity of the city. The cumulative analysis considered development allowed by existing general plan documents for adjacent jurisdictions.

The General Plan EIR determined that cumulative impacts related to biological resources, cultural resources, geology and soils, mineral resources, hazards and hazardous materials, land use and planning, population and housing, public services, recreation, transportation, and utilities and service systems would be considered less than significant. Impacts related to aesthetics, air quality, and greenhouse gas emissions were determined to be cumulatively considerable. Impacts related to agriculture and forestry resources, hydrology and water quality, and noise were determined to be significant and unavoidable cumulative impacts.

7.2 Addendum Analysis

Since certification of the 2014 General Plan EIR, there has been new development proposed within the City that was not considered as part of the 2014 General Plan EIR. However, there are no new substantial cumulative projects in the City or adjacent jurisdictions that were not previously considered in the 2014 General Plan EIR cumulative impact analysis. This is because the scale and nature of the new developments are consistent with the growth projections and land use patterns already analyzed in the 2014 EIR, ensuring that no new cumulative impacts would arise.

The cumulative conditions in the 2014 General Plan EIR have not substantially changed; therefore, the cumulative setting in the 2014 General Plan EIR remains the same for the purposes of this analysis. The proposed Project would not result in new impacts compared to the previous 2014 General Plan EIR as analyzed in this Addendum. Further, the physical development area of the City

would not be modified. Therefore, no new or additional cumulatively considerable contributions to a significant cumulative impact would occur as a result of the Project.

7.3 Conclusion

The proposed Project would not result in new or more severe cumulatively considerable impacts than were identified in the 2014 General Plan EIR. No new or substantially more severe significant effects would occur to cumulative impacts, and no new mitigation measures are required. No substantial changes have occurred that require major revisions to the 2014 General Plan EIR. There is no new information indicating that the proposed Project would have new significant impacts or substantially more severe significant impacts with respect to cumulative impacts than were identified in the 2014 General Plan EIR. None of the conditions listed in *CEQA Guidelines* Section 15162 requiring preparation of a subsequent EIR have been met.

8 Conclusion

The Housing Element Update is part of the City's General Plan, and like other elements within the General Plan, it includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are usually implemented over time after the element is adopted.

The Housing Element Update does not involve site-specific projects, therefore the adoption of the Housing Element would be consistent with the General Plan EIR certified in October 2014. The General Plan EIR analyzed full buildout of the City's General Plan. Future development facilitated by the Housing Element would be subject to applicable development standards and reviews established by City ordinances. Additionally, future development requiring discretionary review may be subject to CEQA compliance if it is not consistent with the General Plan or Housing Element.

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

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

9 References

9.1 Bibliography

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9.2 List of Preparers

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

RINCON CONSULTANTS, INC.

Matthew Maddox, AICP, Principal
Nina Bellucci, Senior Planner
Aileen Mahoney, Senior Planner/Project Manager
Michael Huang, Environmental Planner
Kay Real, Planner
Nichole Yee, Environmental Planner

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