

Attachment 1

Required Findings

Specific Plan Amendment

1. In considering the application for a Zone Text amendment, the Planning Commission shall consider whether the Zone Text Amendment will result in a benefit to the public interest, health, safety, morals, peace, comfort, convenience, or general welfare.
2. That the proposed Specific Plan Amendment is consistent with the General Plan.

Development Agreement

1. Whether the provisions of the Development Agreement are consistent with the General Plan and comply with its objectives and policies.

Final Supplemental Environmental Impact Report (Final SEIR)

1. Certification of the Final SEIR
 - a. The Final SEIR has been completed in compliance with CEQA;
 - b. The Final SEIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final SEIR prior to approving the project; and
 - c. The Final SEIR reflects the lead agency's independent judgment and analysis
2. Findings for each identified significant environmental effect of the project:
 - a. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR; or,
 - b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,
 - c. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final SEIR.
3. Finding that the lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if any of the following conditions would require the preparation of a subsequent EIR and only minor additions or changes would be necessary to make the previous EIR adequate for the project as revised:
 - a. 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;
 - b. 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

- c. 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:
 - i. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR
 - iii. 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 measures or alternative; or
 - iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one of more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative
- 4. Statement of Overriding Considerations:
 - a. Whether adverse environmental effects may be considered “acceptable” because the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects.
- 5. Findings relating to feasibility of project alternatives and mitigation measures, as appropriate