

ATTACHMENT J – Environmental Findings

Harmony Grove Village Live/Work
PDS2025-GPA-25-006; PDS2025-SPA-001; PDS2025-TM-5660;
PDS2025-MUP-04-012W1; PDS2024-STP-24-007;
PDS2024-ER-17-08-003A

ENVIRONMENTAL FINDINGS

January 9, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. **For Planning Commission Hearing:** Find that the Planning Commission has reviewed and considered the information contained in the Addendum to the previously certified FEIR for the Harmony Grove Village project (SP-04-003) on file with Planning & Development Services as Environmental Review Number PDS2024-ER-17-08-003A before making its recommendation on the proposed project.
2. **For Board of Supervisors Hearing:** Find on the basis of the whole record that there is no substantial evidence that the proposed project will have a significant effect on the environment. Consider the Addendum to the previously certified FEIR for the Harmony Grove Village project (SP-04-003) on file with Planning & Development Services as Environmental Review Number PDS2024-ER-17-08-003A together with the comments received during public review and adopt it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.
3. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
4. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
5. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).