



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

June 26, 2014

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public libraries listed below. Comments on these proposed Negative Declaration(s) must be sent to the PDS address listed above and should reference the project number and name.

POD 13-003, LOG NO. ER 13-00-001; ZONING ORDINANCE UPDATE NO. 30 AND COUNTY CODE AMENDMENT. The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make additions and make minor revisions, corrections and clarifications to various sections.

The project is located within the County of San Diego which is in Southern California bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

Comments on this proposed Negative Declaration must be received **no later than August 11, 2014 at 4:00 p.m.** (a 45-day public review period). This proposed Negative Declaration can also be reviewed at the following library branches: 4S Ranch, Alpine, Bonita, Borrego Springs, Campo, Casa de Oro, Crest, Descanso, Fallbrook, Jacumba, Julian, Lakeside, Pine Valley, Potrero, Ramona, Rancho San Diego, Rancho Santa Fe, Spring Valley and Valley Center. For additional information, please contact Heather Lingelser at (858) 495-5802 or by e-mail at heather.lingelser@sdcounty.ca.gov.



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POD 13-003, LOG NO. ER 13-00-001; ZONING ORDINANCE UPDATE NO. 30 AND COUNTY CODE AMENDMENTS. The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make additions and make minor revisions, corrections and clarifications to various sections. The proposed amendments to the Zoning Ordinance and the County Code consist of the following:

Proposed amendments and additions to the Zoning Ordinance consist of the following:

- Table of Contents: would amend the Table of Contents to revise to section numbers in Part Six, General Regulations.
- Section 1110: would add definitions of "Brewery", "Brewpub", "Boarding or Rooming House", "Microbrewery" and "Single Housekeeping Unit" and would make minor amendments to the definitions of "Boarding", "Solar Energy System, Offsite Use" and "Solar Energy System, Onsite Use".
- Section 1430: would amend the "Automotive and Equipment: Storage of Nonoperating Vehicles" Commercial Use Type to clarify that any dismantling or wrecking of vehicles is regulated by Section 1530 Scrap Operations.
- Section 1700: would amend the "General Description of Agricultural Use Types" to add a reference to applicable sections of the Grading Ordinance relating to Agricultural Grading and Agricultural Clearing.

- Section 2322: would amend the “Permitted Uses” in the C32 Convenience Commercial Use Regulations to add “Personal Services, General”.
- Section 2523: would amend the “Permitted Uses Subject to Limitations” in the M52 Limited Impact Industrial Use Regulations to add Eating and Drinking Establishments with reference to a note in Section 2980.
- Section 2524: would amend the “Uses Subject to a Minor Use Permit” in the M52 Limited Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.
- Section 2540: would amend the “M54 General Impact Industrial Use Regulations” to add a reference to the Zoning Ordinance section number relating to the Fencing and Screening regulations.
- Section 2543: would amend the “Permitted Uses Subject to Limitations” in the M54 General Impact Industrial Use Regulations to add “Eating and Drinking Establishments” with reference to a note in Section 2980.
- Section 2544: would amend the “Uses Subject to a Minor Use Permit” in the M54 General Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.
- Section 2563: would amend the “Permitted Uses Within the Industrially Designated Areas That Are Subject to Limitations” in the M56 Mixed Industrial Use Regulations to amend the reference to the note in Section 2980 for “Eating and Drinking Establishments”.
- Section 2583: would amend the “Permitted Uses Subject to Limitations” in the M58 High Impact Industrial Use Regulations to add “Eating and Drinking Establishments” with reference to a note in Section 2980.
- Section 2584: would amend the “Uses Subject to a Minor Use Permit” in the M58 High Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.
- Section 2818: would amend the “Special Provisions and Limitations” of the Ecological Resource Area (S81) Regulations to remove incorrect section references and add a reference to the requirements of the California Coastal Commission.
- Section 2890: would amend the Limitations on Permitted Uses” to add a note “21” for Eating and Drinking Establishments to clarify that a Minor Use Permit is required except when accessory to a Brewery or Microbrewery, allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.
- Section 2990: would amend page 3 of the Use Matrix to reflect the amendment to the C32 Use Regulation and would amend page 4 to amend the notes for “Eating and Drinking Establishment” Use Types in the M52, M54, M56 and M58 Use Regulations.
- Section 3100: would amend the Animal Schedule to remove the Use Permit requirement in the K and N Designation for the keeping of large animals on 4 acres or more, would remove the requirement for a Minor Use Permit in the A, B and C Designations for the keeping of bees and would amend the footnote regarding the setback distance for the keeping of bees to remove the specified distance and replace it with a reference to the County Code Section 62.901 et seq. which regulates beekeeping.

- Section 3112: would amend the “Animal Enclosure Setback Table” to add a footnote referencing the County Code section which regulates enclosure setbacks for keeping of roosters.
- Section 4120: would amend the “Exceptions to Density” regulations to add an exemption for Employee Housing as specified in Health & Safety Code Section 17000 et seq.
- Section 4818: would amend the “Through Lots to Have Two Front Yards” regulations to clarify when access rights are relinquished to one of the abutting streets, the rear yard setback requirements shall be applied.
- Section 4823: would amend the “Front Yard Requirements for Corner Lots Having Relinquished Access Rights” regulations to add clarification for setbacks on lots with streets on three sides.
- Section 4835: would amend the “Exceptions to Required Openness of Required Yards” table to amend the Detached Accessory Storage and Detached Garages and Carports and add an exception for Electric Vehicle Charging Station pedestals not more than 54 inches above grade in Commercial and Industrial use regulations.
- Section 4842: would amend the “Setbacks for Detached Accessory Buildings and Structures” regulations to clarify that a structure which is less than 120 sf in area may encroach into a required setback and to remove the requirement for a 25 foot setback from a property line for a detached structure exceeding 1,000 square feet in area and adding that the required setbacks shall be met.
- Section 5802: would amend the “Application of Planned Development Special Area Regulations” regulations to add a reference to the Planned Development Standards in Section 6600.
- Section 5804: would amend the “Limitation on Use and Construction” regulations of the Planned Development Area regulations to add a reference to the Planned Development Standards in Section 6600.
- Section 6102: would amend the “Identification of Permitted Temporary Uses” section to delete a reference to the temporary operation of a Travel Trailer Park which was rescinded by a previous ordinance amendment.
- Section 6106: would amend the “Circus, Carnival, or Other Outdoor Entertainment Event” section to add that a temporary event or any aspect of a temporary event that is specifically prohibited by the Use Permit conditions on a property shall not be allowed by the Temporary Event regulations.
- Section 6122: would amend the “Certified Farmers’ Market” regulations to allow markets to operate on property owned by a school district which is developed with a school use and to operate for two days per week rather than one day per week.
- Section 6156.a: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops to revise the allowable square footage regulations into a table format for clarification.
- Section 6156.g: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops as follows:
 - Add Barns and Agricultural Buildings to this subsection;

- Amend the allowable square footage for these structures to include area allowed for barns and agricultural buildings under subsection 6156.h and revise to a table format for clarification;
- Allow a garage designed for the storage of a recreational vehicle to exceed the 12 foot height limit, up to a maximum of 16 feet, if the setbacks for the main dwelling are met.
- Section 6156.h: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Barns and Agricultural Storage Buildings to remove the square footage regulations and add them to 6156.g.
- Section 6156.m: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Home Occupations to reference a change in state law which allows a Cottage Food Operation pursuant to Health and Safety Code Sections 113758 and 114365 and to add that a valid permit is required from the Department of Environmental Health.
- Section 6156.hh: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Agricultural Homestay to allow a homestay on a property of 4 acres in size where 10 acres is currently required.
- Section 6158.e: would amend the “Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types” related to the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring an amendment to an existing use permit, subject to limitations, in conjunction with mining and processing use types, where rock crushing, asphalt production and/or concrete batching are occurring.
- Section 6158.j: would amend the “Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types” to add subsection j. as follows:
 - Add an allowance that a maximum of 25 percent of the floor area of a Brewery or Microbrewery may be used for an Eating and Drinking Establishment, subject to the approval of an Administrative Permit, in the M52, M54 and M58 Industrial Use Regulations (current regulations require a Minor Use Permit) for a brewery with a gross floor area of 12,000 s.f. or more,
 - Add an allowance that more than 15 percent, up to a maximum of 25 percent, of the floor area of a Brewery or Microbrewery may be used for an Eating and Drinking Establishment, subject to the approval of an Administrative Permit, in the M56 Industrial Use Regulation (current regulations allow up to 15 percent of the floor area to be used by right in the M56 Use Regulations) for a brewery with a gross floor area of 12,000 s.f. or more, and
 - Clarify that up to 50 percent of the floor area of an Eating and Drinking Establishment may be used for the brewing of beer (Brewpub) in the C32, C34, C35 and C36 Commercial Use Regulations where Eating and Drinking Establishments are allowed.
- Section 6261: would amend the “On-Premise Signs Regulated” regulations related to locations subject to Special Area Regulations and subject to a Use Permit to state that signs may be altered, relocated or added upon issuance of a modification or minor deviation to the Use Permit rather than requiring a separate Minor Use Permit for the signs on the property.
- Section 6450: would amend the “Recreational Vehicle Park” regulations as follows:
 - Amend Section 6454, “Material Submitted for Use” regulations to remove the submittal requirements for a Use Permit and add references to the Use Permit and Site Plan Permit regulations for clarification and to change the section title to “Permit Required” to clarify that a Use Permit is not required for this use in all Use Regulations.
 - Amend Section 6458, “Development Criteria” regulations to add that accessory structures may be allowed within an RV Park lot pursuant to California Code Title 25, Division 1, Chapter 2.2, Article 9 and that a modification or minor deviation to the applicable Use Permit is not required for these accessory structures.

- Amend Section 6462, “Accessory Uses” regulations to clarify that it also applies to accessory structures and change the title to “Accessory Uses and Structures”.
- Section 6758: would amend the “Parking Requirements: Residential” regulations to add a footnote stating that additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use.
- Section 6762: would amend the “Parking Requirements: Commercial, Animal Services” regulations to remove a duplicative reference to “Commercial Equine Stable or Horse Stable” requirements.
- Section 6814.c: would amend the “Exceptions to Enclosure Matrix” regulations for Automotive and Equipment: Sales/Rentals, Light Equipment in the C36 zone to correct the reference to the Design Standards for Off-Street Parking.
- Section 6881: would amend the “Nonconforming Structure - Damage or Destruction” regulations to add that when a nonconforming structure is voluntarily demolished or removed the nonconformity shall not be restored.
- Section 6904: would amend the “Explosive Storage” regulations regarding setbacks by removing the setback distances for different explosive types and replacing with the requirement that the explosive storage shall comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives.
- Section 6952: would amend the “Large Wind Turbine” regulations to correct the reference of the location of the Wind Resources Map approved by the Board of Supervisors on May 15, 2013.
- Section 6952: would renumber the “Solar Energy System” Section from 6952 to 6954 to eliminate duplicative numbering of Large Wind Turbine section and would make a minor clarification to a section number reference.
- Section 6983.P: would amend the “Wireless Telecommunications Facilities” definitions to add a definition of “Public Safety Communications Facilities”.
- Section 6983.W: would amend the “Wireless Telecommunications Facilities” definitions to amend the definition of a “Wireless Telecommunications Facility” to clarify that Public Safety Communications Facilities are exempt from the regulations of the Wireless Telecommunications Facilities Section since they are considered Essential Services pursuant to Section 1335.
- Section 7352: would amend the “Classification of Use Permits and Original Jurisdiction” regulations to correct a reference to the Land Use Element of the General Plan.
- Section 7357: would amend the “Effect of Use Permit on Other Use of the Property” regulations to include a reference to Section 6158.e which is an exemption to allow for recycling of salvaged concrete, asphalt and rock in conjunction with related mining and processing land uses without need to amend an existing Use Permit.

Proposed amendments and additions to the County Code consist of the following:

- Section 36.404: would amend the “General Sound Level Limits” Table 36.404 “Sound Level Limits in Decibels (dBA)” to update the references to the Fallbrook Village Zones and add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently

created to implement the General by establishing a Form-Based Code for the communities of Alpine and Ramona.

- Section 36.408: would amend the “Hours of Operation of Construction Equipment” of the Noise Abatement and Control regulations (Title 3, Division 6, Chapter 4) to amend the list of holidays that it shall be unlawful for any person to operate construction equipment to add the Thanksgiving holiday and to remove the reference to “any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday” for clarification.
- Add Chapter 8 to Title 8, Division 6 to add “Reasonable Accommodation” provisions under the Fair Housing Acts.

Proposed revisions to the standard Defense and Indemnification Agreement:

- The standard form Defense and Indemnification Agreement referenced in County Code section 86.202 would be amended with several editorial text changes and clarification concerning litigation costs and noticing requirements under the Agreement.

The project is located within the County of San Diego which is in Southern California bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

Comments on this proposed Negative Declaration must be received **no later than August 11, 2014 at 4:00 p.m.** (a 45-day public review period).

This proposed Negative Declaration can also be reviewed at the following library branches: 4S Ranch, Alpine, Bonita, Borrego Springs, Campo, Casa de Oro, Crest, Descanso, Fallbrook, Jacumba, Julian, Lakeside, Pine Valley, Potrero, Ramona, Rancho San Diego, Rancho Santa Fe, Spring Valley and Valley Center. For additional information, please contact Heather Lingelser at (858) 495-5802 or by e-mail at heather.lingelser@sdcounty.ca.gov.



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~~June 26, 2014~~
August 21, 2014

NEGATIVE DECLARATION

PROJECT NAME: Zoning Ordinance Update No. 30 and County Code Amendment

RECORD ID: PDS2013-POD-13-003

ENVIRONMENTAL LOG NO.: Log No. ER 13-00-001

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Negative Declaration

- 2 -

~~June 26, 2014~~
August 21, 2014

Joseph Farace, Planning Manager
Advance Planning Division



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

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ASSISTANT DIRECTOR
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FAX (858) 694-2555

~~June 26, 2014~~
August 21, 2014

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

Zoning Ordinance Update No. 30 and County Code Amendment;
POD 13-003; Log No. ER-13-00-001

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

3. a. Contact Heather Lingelser, Project Manager
b. Phone number: (858) 495-5802
c. E-mail: [heather.lingelser @sdcounty.ca.gov](mailto:heather.lingelser@sdcounty.ca.gov).

4. Project location:

The County of San Diego is bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

5. Project Applicant name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110, San Diego, CA 92123

6. General Plan
- | | |
|------------------------|--|
| Community Plan: | All Community and Subregional Plan Areas |
| Land Use Designation: | Variable |
| Density: | Variable |
| Floor Area Ratio (FAR) | Variable |

7. Zoning
Use Regulation: Variable
Minimum Lot Size: Variable
Special Area Regulation: Variable

8. Description of project:

The project proposes amendments to the San Diego County Zoning Ordinance and County Code. The proposed amendment to the Zoning Ordinance provisions relate to Definitions, Use Classifications, Animal Regulations, Development Regulations, Special Area Regulations, Temporary Use Regulations, Accessory Use Regulations, Sign Regulations, Performance Standards, Resort Services Regulations, Extractive Use Regulations, Fencing and Screening Regulations, Parking Regulations, Enclosure Regulations, Miscellaneous General Regulations and Procedures, as summarized below. The proposed amendment to the San Diego County Code would make a minor amendment to the Noise Ordinance and add new provisions for Reasonable Accommodation under the Fair Housing Acts as summarized below. See the attached Zoning Ordinance and County Code Amendments for complete information.

Proposed amendments and additions to the Zoning Ordinance consist of the following:

- Table of Contents: would amend the Table of Contents to revise to section numbers in Part Six, General Regulations.
- Section 1110: would add definitions of “Brewery”, “Brewpub”, “Boarding or Rooming House”, “Microbrewery” and “Single Housekeeping Unit” and would make minor amendments to the definitions of “Boarding”, “Solar Energy System, Offsite Use” and “Solar Energy System, Onsite Use”.
- Section 1430: would amend the “Automotive and Equipment: Storage of Nonoperating Vehicles” Commercial Use Type to clarify that any dismantling or wrecking of vehicles is regulated by Section 1530 Scrap Operations.
- Section 1700: would amend the “General Description of Agricultural Use Types” to add a reference to applicable sections of the Grading Ordinance relating to Agricultural Grading and Agricultural Clearing.
- Section 2322: would amend the “Permitted Uses” in the C32 Convenience Commercial Use Regulations to add “Personal Services, General”.
- Section 2523: would amend the “Permitted Uses Subject to Limitations” in the M52 Limited Impact Industrial Use Regulations to add Eating and Drinking Establishments with reference to a note in Section 2980.
- Section 2524: would amend the “Uses Subject to a Minor Use Permit” in the M52 Limited Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.

- Section 2540: would amend the “M54 General Impact Industrial Use Regulations” to add a reference to the Zoning Ordinance section number relating to the Fencing and Screening regulations.
- Section 2543: would amend the “Permitted Uses Subject to Limitations” in the M54 General Impact Industrial Use Regulations to add “Eating and Drinking Establishments” with reference to a note in Section 2980.
- Section 2544: would amend the “Uses Subject to a Minor Use Permit” in the M54 General Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.
- Section 2563: would amend the “Permitted Uses Within the Industrially Designated Areas That Are Subject to Limitations” in the M56 Mixed Industrial Use Regulations to amend the reference to the note in Section 2980 for “Eating and Drinking Establishments”.
- Section 2583: would amend the “Permitted Uses Subject to Limitations” in the M58 High Impact Industrial Use Regulations to add “Eating and Drinking Establishments” with reference to a note in Section 2980.
- Section 2584: would amend the “Uses Subject to a Minor Use Permit” in the M58 High Impact Industrial Use Regulations to remove “Eating and Drinking Establishments”.
- Section 2818: would amend the “Special Provisions and Limitations” of the Ecological Resource Area (S81) Regulations to remove incorrect section references and add a reference to the requirements of the California Coastal Commission.
- Section 2890: would amend the Limitations on Permitted Uses” to add a note “21” for Eating and Drinking Establishments to clarify that a Minor Use Permit is required except when accessory to a Brewery or Microbrewery, allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.
- Section 2990: would amend page 3 of the Use Matrix to reflect the amendment to the C32 Use Regulation and would amend page 4 to amend the notes for “Eating and Drinking Establishment” Use Types in the M52, M54, M56 and M58 Use Regulations.
- Section 3100: would amend the Animal Schedule to remove the Use Permit requirement in the K and N Designation for the keeping of large animals on 4 acres or more, would remove the requirement for a Minor Use Permit in the A, B and C Designations for the keeping of bees and would amend the footnote regarding the setback distance for the keeping of bees to remove the specified distance and replace it with a reference to the County Code Section 62.901 et seq. which regulates beekeeping.
- Section 3112: would amend the “Animal Enclosure Setback Table” to add a footnote referencing the County Code section which regulates enclosure setbacks for keeping of roosters.
- Section 4120: would amend the “Exceptions to Density” regulations to add an exemption for Employee Housing as specified in Health & Safety Code Section 17000 et seq.

- Section 4818: would amend the “Through Lots to Have Two Front Yards” regulations to clarify when access rights are relinquished to one of the abutting streets, the rear yard setback requirements shall be applied.
- Section 4823: would amend the “Front Yard Requirements for Corner Lots Having Relinquished Access Rights” regulations to add clarification for setbacks on lots with streets on three sides.
- Section 4835: would amend the “Exceptions to Required Openness of Required Yards” table to amend the Detached Accessory Storage and Detached Garages and Carports and add an exception for Electric Vehicle Charging Station pedestals not more than 54 inches above grade in Commercial and Industrial use regulations.
- Section 4842: would amend the “Setbacks for Detached Accessory Buildings and Structures” regulations to clarify that a structure which is less than 120 sf in area may encroach into a required setback and to remove the requirement for a 25 foot setback from a property line for a detached structure exceeding 1,000 square feet in area and adding that the required setbacks shall be met.
- Section 5802: would amend the “Application of Planned Development Special Area Regulations” regulations to add a reference to the Planned Development Standards in Section 6600.
- Section 5804: would amend the “Limitation on Use and Construction” regulations of the Planned Development Area regulations to add a reference to the Planned Development Standards in Section 6600.
- Section 6102: would amend the “Identification of Permitted Temporary Uses” section to delete a reference to the temporary operation of a Travel Trailer Park which was rescinded by a previous ordinance amendment.
- Section 6106: would amend the “Circus, Carnival, or Other Outdoor Entertainment Event” section to add that a temporary event or any aspect of a temporary event that is specifically prohibited by the Use Permit conditions on a property shall not be allowed by the Temporary Event regulations.
- Section 6122: would amend the “Certified Farmers’ Market” regulations to allow markets to operate on property owned by a school district which is developed with a school use and to operate for two days per week rather than one day per week.
- Section 6156.a: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops to revise the allowable square footage regulations into a table format for clarification.
- Section 6156.g: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops as follows:
 - Add Barns and Agricultural Buildings to this subsection;
 - Amend the allowable square footage for these structures to include area allowed for barns and agricultural buildings under subsection 6156.h and revise to a table format for clarification;

- Allow a garage designed for the storage of a recreational vehicle to exceed the 12 foot height limit, up to a maximum of 16 feet, if the setbacks for the main dwelling are met.
- Section 6156.h: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Barns and Agricultural Storage Buildings to remove the square footage regulations and add them to 6156.g.
- Section 6156.m: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Home Occupations to reference a change in state law which allows a Cottage Food Operation pursuant to Health and Safety Code Sections 113758 and 114365 and to add that a valid permit is required from the Department of Environmental Health.
- Section 6156.hh: would amend the “Accessory Use Regulations, Residential and Agricultural Use Types” regulations regarding Agricultural Homestay to allow a homestay on a property of 4 acres in size where 10 acres is currently required.
- Section 6158.e: would amend the “Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types” related to the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring an amendment to an existing use permit, subject to limitations, in conjunction with mining and processing use types, where rock crushing, asphalt production and/or concrete batching are occurring.
- Section 6158.j: would amend the “Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types” to add subsection j. as follows:
 - Add an allowance that a maximum of 25 percent of the floor area of a Brewery or Microbrewery may be used for an Eating and Drinking Establishment, subject to the approval of an Administrative Permit, in the M52, M54 and M58 Industrial Use Regulations (current regulations require a Minor Use Permit) for a brewery with a gross floor area of 12,000 s.f. or more,
 - Add an allowance that more than 15 percent, up to a maximum of 25 percent, of the floor area of a Brewery or Microbrewery may be used for an Eating and Drinking Establishment, subject to the approval of an Administrative Permit, in the M56 Industrial Use Regulation (current regulations allow up to 15 percent of the floor area to be used by right in the M56 Use Regulations) for a brewery with a gross floor area of 12,000 s.f. or more, and
 - Clarify that up to 50 percent of the floor area of an Eating and Drinking Establishment may be used for the brewing of beer (Brewpub) in the C32, C34, C35 and C36_C Commercial Use Regulations where Eating and Drinking Establishments are allowed.
- Section 6261: would amend the “On-Premise Signs Regulated” regulations related to locations subject to Special Area Regulations and subject to a Use Permit to state that signs may be altered, relocated or added upon issuance of a modification or minor deviation to the Use Permit rather than requiring a separate Minor Use Permit for the signs on the property.
- Section 6450: would amend the “Recreational Vehicle Park” regulations as follows:
 - Amend Section 6454, “Material Submitted for Use” regulations to remove the submittal requirements for a Use Permit and add references to the Use Permit and Site Plan Permit regulations for clarification and to change the section title to “Permit Required” to clarify that a Use Permit is not required for this use in all Use Regulations.
 - Amend Section 6458, “Development Criteria” regulations to add that accessory structures may be allowed within an RV Park lot pursuant to California Code Title 25, Division 1,

Chapter 2.2, Article 9 and that a modification or minor deviation to the applicable Use Permit is not required for these accessory structures.

- Amend Section 6462, "Accessory Uses" regulations to clarify that it also applies to accessory structures and change the title to "Accessory Uses and Structures".
- Section 6758: would amend the "Parking Requirements: Residential" regulations to add a footnote stating that additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use.
- Section 6762: would amend the "Parking Requirements: Commercial, Animal Services" regulations to remove a duplicative reference to "Commercial Equine Stable or Horse Stable" requirements.
- Section 6814.c: would amend the "Exceptions to Enclosure Matrix" regulations for Automotive and Equipment: Sales/Rentals, Light Equipment in the C36 zone to correct the reference to the Design Standards for Off-Street Parking.
- Section 6881: would amend the "Nonconforming Structure - Damage or Destruction" regulations to add that when a nonconforming structure is voluntarily demolished or removed the nonconformity shall not be restored.
- Section 6904: would amend the "Explosive Storage" regulations regarding setbacks by removing the setback distances for different explosive types and replacing with the requirement that the explosive storage shall comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives.
- Section 6952: would amend the "Large Wind Turbine" regulations to correct the reference of the location of the Wind Resources Map approved by the Board of Supervisors on May 15, 2013.
- Section 6952: would renumber the "Solar Energy System" Section from 6952 to 6954 to eliminate duplicative numbering of Large Wind Turbine section and would make a minor clarification to a section number reference.
- Section 6983.P: would amend the "Wireless Telecommunications Facilities" definitions to add a definition of "Public Safety Communications Facilities".
- Section 6983.W: would amend the "Wireless Telecommunications Facilities" definitions to amend the definition of a "Wireless Telecommunications Facility" to clarify that Public Safety Communications Facilities are exempt from the regulations of the Wireless Telecommunications Facilities Section since they are considered Essential Services pursuant to Section 1335.
- Section 7352: would amend the "Classification of Use Permits and Original Jurisdiction" regulations to correct a reference to the Land Use Element of the General Plan.
- Section 7357: would amend the "Effect of Use Permit on Other Use of the Property" regulations to include a reference to Section 6158.e which is an exemption to allow for recycling of salvaged concrete, asphalt and rock in conjunction with related mining and processing land uses without need to amend an existing Use Permit.

Proposed amendments and additions to the County Code consist of the following:

- Section 36.404: would amend the “General Sound Level Limits” Table 36.404 “Sound Level Limits in Decibels (dBA)” to update the references to the Fallbrook Village Zones and add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently created to implement the General Plan by establishing a Form-Based Code for the communities of Alpine and Ramona.
- Section 36.408: would amend the “Hours of Operation of Construction Equipment” of the Noise Abatement and Control regulations (Title 3, Division 6, Chapter 4) to amend the list of holidays that it shall be unlawful for any person to operate construction equipment to add the Thanksgiving holiday and to remove the reference to “any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday” for clarification.
- Add Chapter 8 to Title 8, Division 6 to add “Reasonable Accommodation” provisions under the Fair Housing Acts.

Proposed revisions to the standard Defense and Indemnification Agreement:

- The standard form Defense and Indemnification Agreement referenced in County Code section 86.202 would be amended with several editorial text changes and clarification concerning litigation costs and noticing requirements under the Agreement.

9. Surrounding land uses and setting (Briefly describe the project’s surroundings):

The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, 163, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State

Highways 67 and 79 that all run north and south throughout the western and eastern sides of the County, respectively.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> |
| <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Heather S. Lingelser
Signature

June 26, 2014 August 21, 2014
Date

Heather S. Lingelser
Printed Name

Land Use/Environmental Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Less Than Significant Impact: The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying land cover, establish the visual environment for the scenic vista. The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose any new primary uses. The uses allowed pursuant to these amendments may be located near or within the viewshed of a scenic vista. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments could be operated out of existing buildings on developed sites, which would not have a substantial adverse effect on the viewshed of a scenic vista. The future uses allowed pursuant to these amendments will not have a substantial adverse effect on a scenic vista because these uses conform to the landform and match the existing developed areas of the viewshed. For example, allowing recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use in conjunction with existing mining and processing use types, subject to limitations, would not have a significant adverse effect on a scenic vista since this amendment would not allow an increase in the size of the mining operation and the additional stockpiling of recycled material would be limited to 25% of the current amount typical to the existing operation. In addition, amending the Zoning Ordinance to clarify that Public Safety Communications Facilities are considered Essential Services rather than Wireless Telecommunication Facilities would not have a significant adverse effect on a scenic vista since any future facility would be subject to review under CEQA review prior to installation. Any potential impacts would be evaluated and mitigated as necessary. In addition, the uses allowed pursuant to these amendments would be required to conform to all other applicable regulations, performance standards and design

standards of the Zoning Ordinance and other applicable codes and ordinances. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

Since the project does not propose any development and implementation of the project will not result in significant adverse effects on a scenic vista, it will also not contribute to a cumulatively considerable effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Less Than Significant Impact:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose a new primary use. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments could be operated out of existing buildings on developed sites, which would not have a substantial adverse effect on scenic resources within a State scenic highway. Some uses allowed pursuant to these amendments may be located near or within the composite viewshed of a State scenic highway. The uses allowed pursuant to these amendments will not have a substantial adverse effect on a scenic resource within a State scenic highway because these uses will comply with policies to protect local and state scenic corridors, such as General Plan Policy COS-11.1. For example, allowing recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use in conjunction with existing mining and processing use types, subject to limitations, would not have a significant adverse effect on a scenic resources since this amendment would not allow an increase in the size of the mining operation and the additional stockpiling of recycled material would be limited to 25% of the current amount typical to the existing operation. In addition, amending the Zoning Ordinance to clarify that Public Safety Communications Facilities are considered Essential Services rather than Wireless Telecommunication Facilities would not have a significant adverse effect on a scenic vista since any future facility would be subject to review under CEQA review prior to installation. Any potential impacts would be evaluated and mitigated as necessary. In addition, the uses

allowed pursuant to these amendments would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance and other applicable codes and ordinances. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

Since the project does not propose any development and implementation of the project will not result in significant adverse effects on a scenic resource, it will also not contribute to a cumulatively considerable effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose a new primary uses. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments could be operated out of existing buildings on developed sites, which would not have a substantial adverse effect on the existing visual character or quality of a site and its surroundings. Some uses allowed pursuant to these amendments may be visible from the surrounding areas, however this would not have a substantial adverse effect on the existing visual character or quality of a site and its surroundings because future uses allowed pursuant to these amendments would be required to be consistent with policies in the Conservation and Open Space Element of the County General Plan and with all applicable community plan policies. For example, allowing recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use in conjunction with existing mining and processing use types, subject to limitations, would not have a significant adverse effect on a scenic resources since this amendment would not allow an increase in the size of the mining operation and the additional stockpiling of recycled material would be limited to 25% of the current amount typical to the existing operation. In addition, amending the Zoning Ordinance to clarify that Public Safety Communications Facilities are considered Essential Services rather than Wireless Telecommunication Facilities would not have a significant adverse effect on a scenic vista since any future facility would be subject to review under CEQA review prior to installation. Any potential impacts would be evaluated and mitigated as necessary. In addition, the uses allowed pursuant to these amendments would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance and other applicable codes and ordinances. Therefore, the proposed project will not substantially degrade the existing visual character or quality of a site and its surroundings.

Since the project does not propose any development and implementation of the project will not substantially degrade the existing visual character or quality of a site or its surroundings, it will also not contribute to a cumulatively considerable effect on visual impacts.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development or the use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. In addition, there are no proposed amendments to any regulations regarding outdoor lighting. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in an area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development, nor does it propose any new primary uses. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments could be operated out of existing buildings on developed sites, which would not have an adverse effect on any agricultural resources. However, some future uses allowed pursuant to these amendments could be located on properties containing agricultural resources. For example, the project proposes to amend the Accessory Use Regulations, Residential and Agricultural Use Types for Agricultural Homestays to allow this use on properties of 4 acres in size where a 10 acre minimum is currently required. This use is

intended to allow visitors to stay on a working farm or ranch and requires that a continuous agricultural enterprise is maintained on the property. These amendments would continue to encourage active agricultural operations and would be in conformance with existing zoning for agricultural uses. There are no other proposed amendments that would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland) to non-agricultural uses. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project proposes to amend the Accessory Use Regulations, Residential and Agricultural Use Types for Agricultural Homestays to allow this use on properties of 4 acres in size where a 10 acre minimum is currently required. This use is intended to allow visitors to stay on a working farm or ranch and requires that a continuous agricultural enterprise is maintained on the property. These amendments would continue to encourage active agricultural operations and would be in conformance with existing zoning for agricultural uses. The other amendments proposed for this project do not introduce new uses in agricultural zones and the project does not propose to rezone any properties. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project will not result in changes to allowed uses in any areas which contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production

Zones. In addition, the project does not propose rezones to any properties. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and will not result in changes to allowed uses in any areas which contain forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. This project does not propose any development, nor does it propose any new primary uses within agricultural zones or propose any changes to the General Plan designation or zoning on any properties. The uses allowed pursuant to these amendments are not anticipated to convert Important Farmland or other agricultural resources, to non-agricultural uses. The project proposes to amend the Accessory Use Regulations, Residential and Agricultural Use Types for Agricultural Homestays to allow this use on properties of 4 acres in size where a 10 acre minimum is currently required. This use is intended to allow visitors to stay on a working farm or ranch and requires that a continuous agricultural enterprise is maintained on the property. This amendment would continue to encourage active agricultural operations. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and does not propose any changes to the existing zoning or General Plan Designations on any properties, or any changes to the allowed densities anticipated in SANDAG growth projections used in development of the RAQS and SIP. As such, the project is not expected to conflict with or obstruct implementation of either the RAQS or the SIP. Therefore, the project would not violate ambient air quality standards.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose any new primary uses. The nature of this project does not require any construction and does not generate any vehicle trips or any operational emissions associated with vehicle trips. Some future uses allowed pursuant to these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, and would conform to the existing General Plan Designations and projected Average Daily Trips (ADTs) on the site. Some future uses allowed pursuant to these amendments could increase the ADTs to and from a site. For example, allowing recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, would not have a significant increase in ADTs because the proposed amendment would limit the additional average one-way truck trips to no more than 10 percent of the number authorized under the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation. This would not violate any air quality standard or contribute substantially to an existing or projected air quality violation since the vehicle trips that transport debris from construction sites would be going to an existing landfill or other recycling site elsewhere in the County, so there would be no net increase in ADTs within the County. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. This amendment would implement General Plan Policy COS-10.7: Recycling of Debris which encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use at permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. This would also meet General Plan Update Policies and Mitigation Measures CC-1.19, “Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock”. The project does not propose any construction and/or operations that have the potential to emit any criteria air pollutants.

According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose any new primary uses. The nature of this project does not require any construction and does not generate any vehicle trips or any operational emissions associated with vehicle trips. Some future uses allowed pursuant to these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not propose any construction, grading and/or operations that have the potential to emit any criteria air pollutants. Some future uses allowed pursuant to these amendments could increase the ADTs to and from a site. For example, allowing recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, would not have a significant increase in ADTs because the proposed amendment would limit the additional average one-way truck trips to no more than 10 percent of the number authorized under the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation. This would not result in a cumulatively considerable net increase of any criteria pollutant since the vehicle trips that transport debris from construction sites would be going to an existing landfill or other recycling site elsewhere in the County, so there would be no net increase in ADTs within the County. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. This amendment would implement General Plan Goal COS-10.7: Recycling of Debris which encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use at permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. This would also meet General Plan Update Policies and Mitigation Measures CC-1.19, “Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock”.

According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM₁₀. Further, there are no grading operations associated with the

project. As such, the project will not result in the in a cumulatively considerable net increase of PM₁₀, or any O₃ precursors.

Therefore, the project is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose any new primary uses. The project does not propose any construction and/or operations that have the potential to emit any criteria air pollutants. No net increase in vehicular trips is anticipated as a result of the project. Some future uses allowed pursuant to these amendments may result in changes in air quality due to construction and/or operations that have the potential to emit any criteria air pollutants; however any of these uses which are proposed near “sensitive receptors” would be evaluated prior to approval of a discretionary permit and any potential impacts would be mitigated, as needed. Any future construction operations would be required to comply with all applicable requirements for dust and pollution control, as such; there would be no considerable impact to sensitive receptors to substantial pollutant concentrations.

Since implementation of the project will not result in air pollution, the project will not contribute to a cumulatively considerable impact related to exposure of sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, nor does it propose any new primary uses. The amendments proposed for existing uses would not introduce any new potential sources of odors. No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have an impact on any candidate, sensitive or special status species. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed site, which would not have an impact on any candidate, sensitive or special status species. Any future uses conducted pursuant to these amendments in the vicinity of candidate species or their habitats would be required to comply with existing State and Federal regulations that ensure the protection of candidate, sensitive or special status species including the Federal Endangered Species Act. In addition, the County has numerous regulations to safeguard against unmitigated impacts to sensitive species and habitat, such as provisions within the Grading Ordinance, Zoning Ordinance, Watershed Protection Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, Biological Mitigation Ordinance, General Plan Elements, and community plans. Therefore, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have an impact on any riparian habitat or other sensitive natural communities. Some future uses allowed pursuant to these amendments could be operated out of existing buildings on developed sites, which would not have an adverse effect on any riparian habitat or other sensitive natural communities. Any future uses allowed pursuant to these amendments in the vicinity of riparian habitat or other sensitive natural communities would be required to comply with all existing State and Federal regulations that ensure the protection of riparian habitat or other sensitive natural communities.

Therefore, the project would not result in substantial adverse effects to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not have an impact on federally protected wetlands defined by Section 404 of the Clean Water Act. Some future uses allowed pursuant to these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not have a substantial adverse effect on federally protected wetlands. Any future uses allowed pursuant to these amendments within the vicinity of federal wetlands would be required to comply with all existing State and Federal regulations that ensure the protection of wetlands. There are no proposed amendments to any Zoning Ordinance or County Code provisions related to wetland habitat protection. The

amendment to the Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types related to the recycling of salvaged concrete, asphalt and rock to allow this recycling “by-right” in conjunction with existing mining and processing use types without requiring a modification to an existing Use Permit, subject to limitations, would not create any significant impacts since these sites would be subject to the conditions contained in the associated discretionary permit for the operations on the property. Therefore, no significant impacts will occur to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. The project does not propose any development and would not result in substantial adverse effects, either directly or through habitat modification, to corridors or native wildlife nursery sites. Some future uses allowed by these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not result in substantial adverse effects, either directly or through habitat modification, to corridors or native wildlife nursery sites because these uses will be found in already developed areas with no landform modification occurring. Any future uses on land that contains native habitat, and possibly even on land that provides corridors or native wildlife nursery sites, could be required to comply with all existing State and Federal regulations that ensure the protection of sensitive species and breeding sites. In addition, the County has numerous regulations to safeguard against unmitigated impacts to sensitive species and habitat (including wildlife movement paths and nursery sites), such as provisions within the Grading Ordinance, Zoning Ordinance, Watershed Protection Ordinance, Resource Protection Ordinance, Habitat Loss Permit Ordinance, Biological Mitigation Ordinance, General Plan Elements, and community plans. Therefore, the project would not have a substantial adverse impact on the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code amendments. The proposed amendments would not modify any adopted HCPs or NCCPs, or other provisions related to biological resource protection. Any future uses associated with these Zoning Ordinance amendments will still be consistent with applicable HCPs/NCCPs such as the Multiple Species Conservation Program or the Southern California Coastal Sage Scrub NCCP. Future uses will also be subject to any applicable regional or local policies/ordinances that protect biological resources, such as the County's General Plan Policies.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: Unincorporated San Diego County contains historical sites that are designated on local, State, and national historical lists and meets the definitions of historical resources under Section 15064.5. of the State CEQA Guidelines or the County's Resource Protection Ordinance. All known historic buildings, or sites have been flagged so that any permit activity relating to a property having known significant historic sites will be required to undergo additional review by an environmental specialist. All discretionary projects are subject to a rigorous cultural review with the goal of identifying significant historic sites and conditioning their preservation.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. There are no proposed amendments to any sections which regulate historical resources. In addition, the project does not propose any development and, therefore, would not likely result in a substantial adverse change to an historical resource due to demolition, destruction, alteration, or structural relocation. This coupled with the measures in place to identify any permit-related activities associated with historic resources will prevent potential significant impacts to historical resources. Cumulative projects located in the southern California region would have the potential to result in a cumulative impact associated with the loss of historical resources. However, as discussed above, implementation of the proposed project would not have the

potential to result in substantial adverse changes to the significance of historical resources. Therefore, the proposed project would not have the potential to contribute to cumulatively considerable impacts associated with historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Ground-disturbing activities, such as clearing, excavation and grading, have the potential to damage or destroy archaeological resources that may be present on or below the ground surface, particularly in areas that have not previously been developed. This project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. No development is proposed as part of this project. Future uses pursuant to these Zoning Ordinance and County Code Amendments would not allow for such ground-disturbing activities without a discretionary permit subject to cultural resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, the proposed project would not result in a potentially significant impact to archaeological resources.

Cumulative destruction of significant archaeological resources from construction and development projects within the region would be cumulatively significant. Additionally, past projects involving development and construction have already impacted archaeological resources within the region. However, as discussed above, implementation of the proposed project would not have the potential to result in a substantial adverse change in the significance of an archaeological resource. Therefore, the proposed project would not have the potential to contribute to cumulatively considerable impacts associated with archaeological resources.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

Less Than Significant Impact: This project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance Amendments. No development is proposed as a part of this project. Future uses allowed pursuant to these Zoning Ordinance and County Code Amendments would be evaluated to determine any potential impacts to unique geologic features pursuant to the County's Guidelines for Determining Significance for Unique Geologic Resources. Given the existing conditions, nature of the project, regulatory processes, and the fact that unique geologic resources are such a rarity in San Diego County, potential impacts to unique geologic features would be less than significant. Construction and operation of cumulative projects would be subject to protections for unique geologic features established through the General Plan or other regulations. Therefore, project impacts are considered less than significant

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Impacts to paleontological resources generally occur from the physical destruction of fossil remains by excavation operations that cut into geologic formations. Trenching and tunneling activities may also result in impacts to paleontological resources. The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendments. No development is proposed as a part of this project. Future uses pursuant to these amendments would not allow for such trenching activities without a discretionary permit subject to paleontological resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, with the proposed project would not result in a potentially significant impact to unique paleontological resources.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Archaeological materials, including human burials, have been found throughout unincorporated San Diego County. The location of most of these sites is kept confidential in order to protect these resources. Ground disturbing impacts, including grading, excavation and utilities installation during construction, would have to potential to cause adverse impacts to currently undiscovered human remains. The project proposes

amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance Amendment. No development is proposed as part of this project. Future uses pursuant to these Zoning Ordinance and County Code Amendments would not allow for such trenching activities without a discretionary permit subject to archaeological resource review and existing regulations within the County's Grading and Clearing Ordinance. Therefore, the proposed project would not result in a potentially significant impact to human remains.

Cumulative projects located in the southern California region would have the potential to result in impacts associated with human remains due to grading, excavation or other ground-disturbing activities. However, as described above, such activities are not expected to occur as a result of this project unless discretionary permits are obtained. Therefore, the project would not contribute to the cumulative disturbance of human remains.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project. Future uses allowed pursuant to these amendments may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or within an area with substantial evidence of a known fault. However, any structures that will be built will be required to comply with the requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. Some future uses allowed pursuant to these amendments may be located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, any future projects must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures that any future development will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, however some future uses allowed pursuant to these amendments may be located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development, however some future uses allowed pursuant to these amendments may be located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. If a future facility involves substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Any potential impacts would be identified and mitigated. Therefore, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Soils throughout San Diego County are identified as having a soil erodibility rating of "slight", "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The project does not propose any development and will not result in any soil erosion or the loss of topsoil. In addition, the development of future uses allowed pursuant to these amendments will not result in substantial soil erosion or the loss of topsoil because any project that involves grading is required to comply with San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these

regulations minimizes the potential for water and wind erosion. Due to these factors, the project will not result in substantial soil erosion or the loss of topsoil.

In addition, the project will not contribute to a cumulatively considerable impact because no development is proposed with this project. All the of past, present and future projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and will not potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and will not create a substantial risk to life or property. Some future uses allowed pursuant to these amendments

may be located on properties with expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not have any significant impacts because any new construction associated with future uses will be required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any development and does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated. Some future uses allowed pursuant to these amendments may rely on existing public sewer for the disposal of wastewater. In these situations, septic tanks for alternative wastewater disposal systems will not be required. Where no public sewers are available, future uses will have to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH will review and approved the OSWS layout for future projects pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria". Therefore, future projects will have to demonstrate the presence of soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized local public agency. In addition, future will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

VII. GREENHOUSE GAS EMISSIONS – Would the project

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted various GHG related goals and policies in the General Plan.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

The County has prepared *Guidelines for Determining Significance and Report Format and Content Requirements* for addressing climate change in CEQA documents. The County has also adopted a Climate Action Plan (CAP) that includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP and the GHG emission reduction target. Development projects that could have cumulatively considerable GHG emissions impacts would need to incorporate relevant measures from the County's CAP and use one of the implementing thresholds from the Significance Guidelines to assess significance. For this project, the Bright Line Threshold of 2,500 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to assess the project's impacts.

This project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any development and would not generate greenhouse gas emissions directly; however the proposed change to Section 6158.e will allow existing mining sites to recycle salvaged concrete, asphalt and rock without a modification to their existing use permits. While this use may generate GHG emissions; there is expected to be an overall reduction of GHG emissions due to emission savings from increased recycling and potentially reduced trip lengths to recycling sites. In addition, the proposed amendment would limit the additional average one-way truck trips to no more than 10 percent of the number authorized under the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation. Cumulatively considerable increases in GHG emissions are not expected since the vehicle trips that transport debris from construction sites would be going to an existing landfill or other recycling site elsewhere in the County. As a result, there would be no net increase in ADTs or emissions within the County and a possible decrease in trip length if additional recycling operations become available. Existing equipment used on mining sites would typically be used for the operations of the recycling operation. Where the existing Major Use Permit restricts the operation of construction equipment, those restrictions would apply equally to the recycling operation. According to the San Diego County General Plan Update EIR, August 2011, there

are 18 permitted and active mines within the unincorporated County (page 2.10-7). Many existing mining and processing sites already recycle inert materials at their sites which is allowed by the Mining and Processing Use Type in the Zoning Ordinance. In addition, all proposed operations will be required to conform to the restrictions and conditions of the Use Permit regulating the site, if one is present, and all other applicable local, state and federal regulations regarding these operations. It is unlikely that the recycling use would be proposed at all of the existing active mining sites in the County since some of these sites are in more remote areas where this activity would be infeasible. This amendment would implement General Plan Policy COS-10.7: Recycling of Debris which encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use at permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. This would also meet General Plan Update Policies and Mitigation Measures CC-1.19, "Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock". As stated in the County General Plan EIR, such recycling efforts will reduce GHG emissions and help ensure that AB 32 goals are met.

In addition, future projects allowed 'by right' will indirectly participate in emission reductions because air emissions including GHGs are under the purview of the California Air Resources Board (CARB) (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions², large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources³. As a result, even the emissions that result from projects that produce less than the bright line threshold of 2,500 MTCO₂e per year of GHG will be subject to emission reductions. Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

² On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO₂ emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

³ California's Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California's renewable energy project approval process and increase the state's Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

Discussion/Explanation:

Less Than Significant Impact:

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan. The County's Climate Action Plan (CAP) includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the County's Guidelines for Determining Significance and are used to ensure project consistency with the County's CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions that support CAP goals.

This project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any development, however all future uses allowed pursuant to these amendments would be required to conform to the General Plan. For example, this amendment would implement General Plan Policy COS-10.7: Recycling of Debris which encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use at permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. This project implements General Plan Update Mitigation Measure CC-1.19, "Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock". As stated in the County General Plan EIR, such recycling efforts will reduce GHG emissions and help ensure that AB 32 goals are met. Therefore, the project would not conflict

with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. A minor amendment is proposed to the provisions related to the setback distances for the storage of explosives to eliminate duplicative regulations. Currently, the Zoning Ordinance requires storage of explosives to comply with Federal and State laws, including the tables of quantity and distance criteria. In addition, the ordinance specifies that the explosive storage shall be setback a minimum of 1,000 feet from any building or structures not on the same site which is used continuously or intermittently for human occupancy for all types of explosives except that storage of Class II magazines requires a 400 foot setback. The amended ordinance language would eliminate the 1,000 foot setback but would still require that the explosive storage locations comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives and any state requirements. In addition, no changes are required to the buffering requirements which require screening by a natural land form or artificial barricade surrounding each magazine or surrounding the entire site. The County could still require more stringent setbacks through the Major Use Permit process, if desired.

The project does not propose any development and does not propose to demolish or renovate any structures. Structures that were constructed prior to 1980 may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the USEPA, CalEPA, and the CalOSHA. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District

(SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, any future projects in which structures may contain these substances will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition or renovation activities.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances. A minor amendment is proposed to the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types of the Zoning Ordinance to allow the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations. This amendment would not create significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes since the salvaged concrete, asphalt and rock materials are considered inert materials and are not identified as toxic substances by the California Department of Toxic Substance Control. Contaminated materials which are removed from demolition sites must be disposed of appropriately at a landfill or other approved site as required by the Department of Environmental Health and Department of Public Works.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the minor amendments to the required setbacks for explosive storage shall comply with all applicable federal and state requirements; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation | <input type="checkbox"/> | No Impact |

Incorporated

Discussion/Explanation:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and will not have any effect on an existing or proposed school. Future uses allowed pursuant to these amendments may be located within one-quarter mile of an existing or proposed school however, the proposed amendments do not alter the provisions which regulate uses which emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. A minor amendment is proposed to the provisions related to the setback distances for the storage of explosives to eliminate duplicative regulations. Currently, the Zoning Ordinance requires storage of explosives to comply with Federal and State laws, including the tables of quantity and distance criteria. In addition, the ordinance specifies that the explosive storage shall be setback a minimum of 1,000 feet from any building or structures not on the same site which is used continuously or intermittently for human occupancy for all types of explosives except that storage of Class II magazines requires a 400 foot setback. The amended ordinance language would eliminate the 1,000 foot setback but would still require that the explosive storage locations comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives and any state requirements. In addition, no changes are required to the buffering requirements which require screening by a natural land form or artificial barricade surrounding each magazine or surrounding the entire site. The County could still require more stringent setbacks through the Major Use Permit process, if desired.

Therefore, due to the strict requirements that regulate hazardous substances within local, State, and Federal regulations, the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances within one-quarter mile of an existing or proposed school.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation | <input type="checkbox"/> No Impact |
| <input type="checkbox"/> Incorporated | |

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and would not create a

significant hazard to the public or environment. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Some future uses allowed pursuant to these amendments may be located on sites which are included on one of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database (“CalSites” Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA’s Superfund CERCLIS database or the EPA’s National Priorities List (NPL).

However, these future uses would be evaluated for potential hazards at the time of discretionary permit review or prior to building permit issuance. Therefore, the project would not create a significant hazard to the public or environment.

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and does not propose any construction of any structures equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Some future uses allowed pursuant to these amendments may be located within an Airport Influence Area (AIA) for a public airport or public use airport within the unincorporated County. These future projects will be reviewed for compatibility with the appropriate Airport Land Use Compatibility Plan (ALUCP) during a discretionary action or prior to issuance of any building permits. For example, amending the Zoning Ordinance to clarify that Public Safety Communications Facilities are considered Essential Services rather than Wireless Telecommunication Facilities would not have a significant effect since any future facilities would be required to conform to the maximum height limits for the property and would be further restricted by the applicable ALUCP to ensure ongoing airport safety. Any potential

impacts would be evaluated and mitigated as necessary. The proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- Future projects will comply with the California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones.
- Future projects will be compatible with the applicable Airport Land Use Compatibility Plan (ALUCP) by the San Diego County Regional Airport Authority.
- Future projects will comply with Airport Land Use Compatibility Policies for the appropriate ALUCP.
- Future projects would not be allowed to propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- The project does not propose any amendments to the Zoning Ordinance or County Code that would authorize construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- The project does not propose any amendments to existing regulations that affect any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development and does not propose any construction. Future uses allowed pursuant to these amendments may be located within one mile of a private airstrip. However, prior to approval of any discretionary permits or issuance of any building permits, sites would be evaluated for potential safety hazards to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project will not interfere with the Operational Area Emergency Plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development. The Dam Evacuation Plans for the dams within the County of San Diego will not be interfered with because even though some future projects may be located within a dam inundation zone, the project does not propose changes to the regulations pertaining to a unique institution that would be difficult to safely evaluate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the project does not propose a unique institution in a dam inundation zone or any changes in any regulations pertaining to a unique institution, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development. Future uses allowed by these proposed amendments may be located in many areas throughout the unincorporated areas of the County that are in a variety of settings. Each will be addressed below:

Some future uses allowed by these amendments may be located in areas that are completely surrounded by urbanized areas and/or irrigated lands and there are no adjacent wildlands. Therefore, based on the location of those future projects, it is not anticipated that there will be exposure of people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future uses allowed by these amendments may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because future uses will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Consolidated Fire Code and through compliance with applicable Fire Protection District's conditions on a future project, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

Some future uses allowed by these amendments may be located within and served by a County service area fire protection district and may also be located adjacent to wildlands that have the potential to support wildland fires. However, future projects will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Fire Code and through compliance with the San Diego County Fire Authority conditions, therefore, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact because projects in the surround area of these future projects are required to comply with the County Fire Code.

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose to amend provisions which involve or support uses that allow water to stand for a period of 72 hours (3 days) or more. Also, the project does not propose amendments which involve or support uses that will produce or collect animal waste such as equestrian facilities, agricultural operations (chicken coops, dairies, etc.), new solid waste facilities or other similar uses. Therefore, the project will not expose people to significant risk of injury or death involving vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development. Future uses allowed pursuant to these proposed amendments may require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to regional surface water and storm water permitting regulations for The County of San Diego. These future projects will be required to demonstrate compliance with all applicable regulations including: A Waste Discharge Requirement Permit, NPDES General Permit for Discharges of Storm Water Associated with Construction Activities, NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities, or Section 401 Water Quality Certification. In addition, some future projects may be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. The required measures will enable future projects to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the future projects' conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any development. Future uses allowed pursuant to these proposed amendments may be located within various hydrologic units throughout the unincorporated areas of the County of San Diego. According to the Clean Water Act Section 303(d) list, these watersheds are impaired for numerous pollutants. However, it is expected that future uses will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. The required BMPs will be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulations for County of San Diego include the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. No development is proposed as part of this project. Future uses allowed pursuant to these amendments may

be located in various hydrologic units that have existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs, and lakes, and ground water. However, it is expected that site design measures and/or source control BMPs and/or treatment control BMPs will be employed by future projects to reduce potential pollutants in runoff to the maximum extent practicable, such that a future project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. In addition, required BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. No development is proposed as part of the project and the project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. Some future uses allowed pursuant to these amendments may obtain their water supply from a Water District that obtains water from surface reservoirs or other imported water source. Those projects will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the proposed amendments do not involve regulations regarding operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Some future projects allowed pursuant to these amendments could be located outside of the boundaries of a Water District and would rely on groundwater. However, prior to the issuance of any building permits for future facilities on sites that are groundwater dependent, the applicant will be required to demonstrate that there is adequate groundwater available to support the proposed use and would not deplete groundwater supplies or interfere

substantially with groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The project does not propose any construction of new or expanded development that could alter the drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments are expected to require building permits, grading permits, on-site wastewater system permits or well permits, as well as other discretionary and ministerial permits which are subject to regional surface water, storm water and groundwater planning and permitting process which has been established to improve the overall water quality in County watersheds. These future projects may be required to prepare a Stormwater Management Plan (SWMP) and implement certain site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of a project, future projects will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not involve construction of new or expanded development that could alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or result in flooding on- or off-site. Some future uses allowed pursuant to these Zoning Ordinance and County Code Amendments may propose landform alteration which could alter the existing drainage pattern of a site or area. However, if any future uses involve significant landform modification/grading, a discretionary grading permit and further environmental review would be required. In addition, the required BMPs for all future projects will be consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. Moreover, the project will not contribute to a cumulatively considerable alteration of a drainage pattern or increase in the rate or amount of runoff, because future projects will not substantially increase water surface elevation or runoff exiting a site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any new or expanded development and does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Some future uses allowed pursuant to these amendments would not result in the conversion of previously pervious land to impervious surfaces as the uses may be agricultural in nature or will be conducted on developed sites. Therefore, these uses would not create or contribute runoff water that would exceed the capacity of existing storm water drainage systems. Some future uses allowed pursuant to these amendments could result in the conversion of previously permeable surfaces to impervious surfaces. These uses are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and

ministerial permits which are subject to regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds as stated in e) and f) above. Due to these factors, the project will not contribute runoff water that would exceed the capacity of existing storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any development or any grading activities. Some future uses allowed pursuant to these Zoning Ordinance Amendments could be operated out of existing buildings on developed sites, which would not produce potential sources of polluted runoff and would be required to conform to other applicable codes and ordinances regulating polluted runoff. Some future uses allowed pursuant to these amendments could produce potential sources of polluted runoff. For example, amending the Zoning Ordinance to allow recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, could provide substantial additional sources of polluted runoff. However, since these existing sites are required to implement site design measures and/or source control BMPs and/or treatment control BMPs, potential pollutants will be reduced in runoff to the maximum extent practicable. In addition, all operations on a site will be required to conform to the restrictions and conditions of the use permit regulating the project site, if one is present. Other future uses allowed pursuant to these amendments would also be required to include site design measures and/or source control BMPs and/or treatment control BMPs that will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. Refer to IX. Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. This project does not propose any development. Some future uses allowed pursuant to these amendments could be located on properties that contain areas within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps. However, the proposed amendments do not amend any regulations regarding allowed uses in flood hazard areas, nor do the amendments authorize the placement of structures within a 100-year flood hazard area. Additionally, the amendments will not authorize the placement of access roads or other improvements which will limit access during flood events or affect downstream properties. Therefore, the project is not proposing to place structures with a potential for human occupation within 100-year flood hazard areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Some future uses allowed pursuant to these amendments could be located on properties that contain areas within a 100-year flood hazard area. However, the proposed amendments do not amend any regulations regarding allowed uses in flood hazard areas. Additionally, the amendments will not authorize the placement of access roads or other improvements which will impede or redirect flood flows in these areas. Therefore, this project will not place structures, access roads or other improvements which will impede or redirect flood flows within 100-year flood hazard areas.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The proposed amendments do not amend any regulations regarding development within special flood hazard areas. Some future uses allowed pursuant to these amendments could be located within a special flood hazard area as identified on a Flood Insurance Rate Map (FIRM), County Flood Plain Map or Alluvial Fan Map. However, future projects would be required to be located at an elevation that would prevent exposure of people or property to flooding. Therefore, this project would not expose people or structures to a significant risk of loss, injury or death involving flooding.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Some future uses allowed pursuant to these amendments may lie within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by the dam owner. The San Diego County Office of Emergency Services has an established emergency evacuation plan for certain areas. These Zoning Ordinance and County Code Amendments do not amend any provisions related to dams or levees or to provisions related to "Unique Institutions". Unique Institutions include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities with patients that have disabilities, adult and child care facilities, jails/detention facilities, and stadiums, arenas and amphitheaters. Therefore, the project will not result in exposing people or structures to a significant risk of loss injury, or death due to flooding as a result of the failure of a levee or dam

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Reservoirs in San Diego County are for water storage and the land surrounding the reservoirs is owned by the agency that controls the reservoir and development cannot occur along the shore. Therefore, future uses will not be subject to inundation by seiche.

ii. TSUNAMI

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Future uses allowed pursuant to these amendments would apply only in the unincorporated areas of San Diego County and would be located at least 1.8 miles or more from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. Mudflow is a type of landslide. If a future use allowed by these amendments is located within a landslide susceptibility zone and involves substantial landform modification/grading that may expose people or property to inundation due to a mudflow, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code, Title 8, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated into the grading plan and specification. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The uses allowed pursuant to these amendments do not propose the introduction of new

infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. The uses allowed pursuant to these amendments would affect land zoned as agricultural, residential, commercial, industrial and extractive throughout the unincorporated County, which are consistent with a number of General Plan Land Use Designations. The project is consistent with the General Plan because these uses are anticipated by these land use designations that provide agriculture, commerce, industry, extraction and residences and their accessory uses, and are consistent with their respective use regulations. A future use may be located anywhere within the unincorporated areas of the County and would be subject to the policies of the applicable community plan. The amendment to the County Code to add provisions for "Reasonable Accommodation under the Fair Housing Acts" would fulfill the requirements of Program 3.4.5 of the Housing Element Implementation Plan, adopted on April 24, 2013. In addition, amending the Zoning Ordinance to allow recycling of salvaged concrete, asphalt and rock at existing mining sites as a "by-right" accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, will conform to Policies COS-10.7 "Recycling of Debris, COS-17.1 "Reduction of Solid Waste Materials" and COS-17.2 "Construction and Demolition Waste" of the General Plan, Conservation and Open Space Element, adopted August 3, 2011. Further, this revision will satisfy mitigation measure CC-1.19 identified in the General Plan EIR which requires the County to make revisions to the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt and rock to help reduce GHG emissions and help ensure that AB 32 goals are met. Therefore, this project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Some future uses allowed pursuant to these amendments may be located on lands classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area where geologic information indicates no significant mineral deposits are present (MRZ-1). Some future uses allowed pursuant to these amendments may be located on lands where geologic information indicates mineral deposits are present or may be present as identified on lands classified as an area of “Identified Mineral Resource Significance” (MRZ-2), “Potential Mineral Resource Significance” (MRZ-3) or “Undetermined Resource Significance” (MRZ-4). For any future uses which involve significant development or landform modification/grading, a discretionary grading permit and further environmental review would be required which would evaluate potential impacts to mineral resources. This project proposes to amend the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types to allow the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations. This would not have a significant impact since these sites are processing mineral resources and the importation of salvaged material for processing would increase the supply of available mineral resources and would be accessory to the existing activities on-site. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project and there is no proposal to change the Zoning Use Classification or the General Plan designation of any properties. The future uses allowed pursuant to these amendments affect agricultural, residential, commercial, industrial and extractive use types. A minor amendment is proposed

to the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types to allow the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations. This would not have a significant impact since the importation of salvaged material for processing on-site would increase the available onsite materials being processed. Therefore, no potentially significant loss of availability of a known mineral resource or locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Future uses which may be allowed pursuant to these amendments may be located throughout the unincorporated areas of San Diego County in various settings and locations. Such uses will be required to comply with standards set by the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, state and federal noise control regulations. Some future uses allowed pursuant to these amendments may generate noise. For example, allowing recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations would not result in a significant increase in generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because these sites would still be subject to the restrictions and conditions of the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, pursuant to the existing Noise Element of the General Plan, the County of San Diego Noise Ordinance, and other local, state and federal noise control regulations. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. An amendment is proposed to the “Sound Level Limits in Decibels (dBA)” Table 36.404 of the County Code to update the references to the Fallbrook Village Zones and to add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently created to implement the General Plan by establishing a Form-Based Code for the communities of Alpine and Ramona. No changes are proposed to the allowed sound level limits within any zones. A minor amendment is proposed to the regulations regarding “Hours of Operation of Construction Equipment” in the Section 36.408 of the County Code. The

existing ordinance specifies specific dates (holidays) where the operation of construction equipment is unlawful. This amendment would add “the fourth Thursday in November” (Thanksgiving Day) to that list and would remove the reference to “any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday” since this is unclear. This change would not create a significant impact since the hours of operation and the limitations on the maximum noise levels permitted by the ordinance are unchanged. The conformance of all projects to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance ensures that future projects will not create cumulatively considerable noise impacts, because the projects will not exceed the local noise standards for noise sensitive areas; and the projects will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. As indicated in the response listed under XII. Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity of a future project to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, state and federal noise regulations. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to the issuance of these permits, future projects will be reviewed to ensure that the proposed uses are set back adequately from any public road or transit right-of-way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses so that the projects do not have any chance of being impacted by groundborne vibration or groundborne noise levels. In addition, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

Amending the Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types to allow the recycling of salvaged concrete, asphalt and rock as a “by-right” accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, would not result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels since these existing sites are already processing mineral resources and the importation of salvaged material for processing would be accessory to the existing activities on-site. No change to the permitted noise levels are proposed with this amendment. This change would not result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels in the vicinity of these sites because these sites would still be subject to the restrictions and conditions of the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, pursuant to the existing Noise Element of the General Plan, the County of San Diego Noise Ordinance, and other local, state and federal noise control regulations. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. In addition, vehicle trips to and from these sites already occur during normal business hours and the allowed hours of operation for the sites would remain unchanged.

An amendment is proposed to the “Sound Level Limits in Decibels (dBA)” Table 36.404 of the County Code to update the references to the Fallbrook Village Zones and to add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently created to implement the General Plan by establishing a Form-Based Code for the communities of Alpine and Ramona. No changes are proposed to the allowed sound level limits within any zones. A minor amendment is proposed to the regulations regarding “Hours of Operation of Construction Equipment” in the County of San Diego Noise Ordinance. The existing ordinance specifies specific dates (holidays) where the operation of construction equipment is unlawful. This amendment would add “the fourth Thursday in November” (Thanksgiving Day) to that list and would remove the reference to “any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday” since this is unclear. This change would not create a significant impact since the hours of operation and the limitations on the maximum noise levels permitted by the ordinance are unchanged. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and

clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. As indicated in the response listed under Section XI. Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity of a future project to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. Amending the Accessory Use Regulations, Civic, Commercial, Industrial, or Extractive Use Types of the Zoning Ordinance to allow the recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations, would not result in a substantial permanent increase in ambient noise levels since these sites are already processing mineral resources and the importation of salvaged material for processing would be accessory to the existing activities on-site. No change to the permitted noise levels are proposed with this amendment. This change would not result in a substantial permanent increase in ambient noise levels in the vicinity of these sites because these sites would still be subject to the restrictions and conditions of the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, pursuant to the existing Noise Element of the General Plan, the County of San Diego Noise Ordinance, and other local, state and federal noise control regulations. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. In addition, vehicle trips to and from these sites already occur during normal business hours and the allowed hours of operation for the sites would remain unchanged. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to issuance of these permits, future projects will be reviewed to ensure that the proposed uses which involve permanent noise sources that may increase the ambient noise levels of an area do not exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, State and Federal noise regulations. An amendment is proposed to the "Sound Level Limits in Decibels (dBA)" Table 36.404 of the County Code to update the references to the Fallbrook Village Zones and to add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently created to implement the General Plan by establishing a Form-Based Code for the communities of Alpine and Ramona. No changes are proposed to the allowed sound level limits within any zones. A minor amendment is proposed to the regulations regarding "Hours of Operation of Construction Equipment" in the County of San Diego Noise Ordinance. The existing ordinance specifies specific dates (holidays) where the operation of construction equipment is unlawful. This amendment would add "the fourth Thursday in November" (Thanksgiving Day) to that list and would remove the reference to "any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday" since this is unclear. This change would not create a significant impact since the hours of operation and the limitations on the maximum noise levels permitted by the ordinance are unchanged. Therefore, the project would not result in a substantial permanent increase in ambient noise levels above levels existing without the project.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project therefore the project will not result in any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. Some future uses allowed pursuant to these amendments may create temporary or periodic increases in ambient noise levels, however, these future uses will be required to comply with the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

A minor amendment is proposed to the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types of the Zoning Ordinance to allow the recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations. This amendment would not result in a substantial temporary or periodic increase in ambient noise levels in the vicinity of these existing sites since these sites are already processing mineral resources and the importation of salvaged material for processing would be accessory to the existing activities on-site. No change to the permitted noise levels are proposed with this amendment. In addition, this change would not result in a substantial temporary or periodic increase in ambient noise levels in the vicinity of these sites because these sites would still be subject to the restrictions and conditions of the existing Major Use Permit, or when unspecified in the use permit or when there is no use permit, pursuant to the existing Noise Element of the General Plan, the County of San Diego Noise Ordinance, and other local, state and federal noise control regulations. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. Any vehicle trips to and from these sites already occur during normal business hours and the allowed hours of operation for the sites would remain unchanged.

Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which are subject to the noise standards. Prior to issuance of these permits, future projects will be reviewed to ensure that the proposed uses which involve permanent noise sources that may increase the ambient noise levels of an area

do not exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance and other applicable local, State and Federal noise regulations. Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that a future project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period.

An amendment is proposed to the “Sound Level Limits in Decibels (dBA)” Table 36.404 of the County Code to update the references to the Fallbrook Village Zones and to add Ramona and Alpine Village Zones to reflect new zoning designations that have been recently created to implement the General Plan by establishing a Form-Based Code for the communities of Alpine and Ramona. No changes are proposed to the allowed sound level limits within any zones. A minor amendment is proposed to the regulations regarding “Hours of Operation of Construction Equipment” in the County of San Diego Noise Ordinance. The existing ordinance specifies specific dates (holidays) where the operation of construction equipment is unlawful. This amendment would add “the fourth Thursday in November” (Thanksgiving Day) to that list and would remove the reference to “any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday” since this is unclear. This change would not create a significant impact since the hours of operation and the limitations on the maximum noise levels permitted by the ordinance are unchanged. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Some future uses allowed pursuant to these amendments could be located within an Airport Land Use Compatibility Plan (ALUCP) for County airports or within 2 miles of a public airport or public use airport. However, the uses allowed pursuant to these amendments are not considered noise sensitive uses that would be impacted by noise generated by an airport. In addition, these future uses are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which will be subject to the County noise standards and to any applicable ALUCP. Prior to issuance

of these permits, future projects will be reviewed to ensure that the proposed uses conform to the applicable ALUCP. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Some future uses allowed pursuant to these amendments could be located within a one-mile vicinity of a private airstrip. However, the uses proposed pursuant to these amendments are not considered noise sensitive uses that would be impacted by noise generated by an airport. In addition, these future uses are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which will be subject to the County noise standards. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. The uses allowed pursuant to these amendments will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or

regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. The proposed amendments allow for uses in agricultural, commercial, extractive, industrial, and residential zones subject to specified standards and limitations. No changes are proposed which would displace existing housing units or would revise zoning of residential properties. Therefore, the proposed project will not displace any existing housing or necessitate the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. The proposed amendments allow for uses in agricultural, commercial, extractive, industrial, and residential zones subject to specified standards and limitations. There are no changes proposed which would eliminate existing housing units or would revise zoning of residential properties. Therefore, the proposed project will not displace a substantial number of people.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or

other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Some future uses allowed pursuant to these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which would require demonstration of the availability of services and facilities to serve a proposed project. If services are not available, new and/or physically altered governmental facilities would be required to be constructed as a part of a project in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or

construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. The project does not include any changes to regulations regarding recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project. Some future uses allowed pursuant to these amendments could be operated out of existing buildings on developed sites, which would not result in new unanticipated vehicle trips since these uses would conform to the existing General Plan Designations on the subject property. Some future uses allowed pursuant to these amendments could result in additional vehicle trips from certain

project areas. These future uses would be required to conform to the General Plan and are expected to require building permits and grading permits, as well as other discretionary and ministerial permits which are subject to the County of San Diego Public Road Standards, the Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program. In addition, some future uses will be subject to review under CEQA. Potentially significant traffic impacts would be evaluated and mitigated as necessary. These uses would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance.

A minor amendment is proposed to the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types of the Zoning Ordinance to allow the recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use without requiring a modification to an existing Use Permit in conjunction with existing mining and processing use types, subject to limitations. This amendment would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system since vehicle trips are coming to and from these sites on existing roadways. The importation of salvaged material for processing would be accessory to the existing activities on-site. In addition, the amendment allows only a 10 percent increase in the average daily one-way truck trips over the number authorized by the Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation. These sites would still be subject to all other restrictions and conditions of the existing Major Use Permit. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. These inert materials, when removed from a construction or demolition site, are currently transported to a landfill or another existing recycling facility elsewhere in the County, therefore the overall number of vehicle trips would not be increased. Any vehicle trips to and from these sites would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system.

The project will not have a significant impact related to a conflict with any performance measures establishing effectiveness of the circulation system because future project trips should not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. Future project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities since there are no portions of the proposed amendment that would alter the regulations regarding non-motorized travel. Therefore, the project would no conflict with any policies establishing measures of the effectiveness for the performance of the circulation system and no mitigation is required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development associated with this project so no new vehicle trips would be generated. Some future uses allowed pursuant to these amendments could be operated out of existing buildings on developed sites, which would not result in new unanticipated vehicle trips since these uses would conform to the existing General Plan Designations on the subject property.

Some future uses are expected to require building permits and grading permits, as well as other discretionary and ministerial permits which are subject to the CMP if the project exceeds 2400 ADTs (or 200 peak hour trips). In addition, some future projects will be subject to review under CEQA. Any potential traffic impacts would be evaluated and mitigated as necessary. These uses would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning Ordinance. As part of the development permit process, the development of certain residential, commercial and industrial land uses requires the payment of a Traffic Impact Fee pursuant to Section 77.201 et seq. of the County Code, prior to the issuance of a certificate of occupancy. The purpose of this fee is to defray the actual or estimated costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

A minor amendment is proposed to the Accessory Use Regulations for Civic, Commercial, Industrial, or Extractive Use Types of the Zoning Ordinance to allow the recycling of salvaged concrete, asphalt and rock as a "by-right" accessory use without requiring a modification to an existing Use Permit in conjunction with mining and processing use types, subject to limitations. This amendment would not conflict with an applicable congestion management program since vehicle trips are coming to and from these sites on existing roadways. The importation of salvaged material for processing would be accessory to the existing activities on-site. In addition, these sites would still be subject to the restrictions and conditions of the existing

Major Use Permit, or when unspecified in the use permit. Many existing mining and processing sites already recycle these inert materials at their sites which is allowed in the Mining and Processing Use Type in the Zoning Ordinance. These inert materials, when removed from a construction or demolition site, are currently transported to a landfill or another existing recycling facility elsewhere in the County. Therefore the overall number of vehicle trips would not be increased. Any vehicle trips to and from these sites travel on existing roadways. Therefore, the project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). Some future uses allowed pursuant to these amendments could be located within an Airport Influence Area, or within 2 miles of a public airport. These sites would be required to comply with the allowable land uses identified for the applicable safety zone within the ALUCP for an airport. Some of these future uses allowed pursuant to these amendments are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which are subject to the applicable ALUCP. These projects would be reviewed to ensure that they would not result in a change in air traffic patterns because the allowable land uses within airport safety zones are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project would not exceed the FAR Part 77 criteria related to airspace obstructions. For example, amending the Zoning Ordinance to clarify that Public Safety Communications Facilities are considered Essential Services rather than Wireless Telecommunication Facilities would not have a significant effect since any future facilities would be required to conform to the maximum height limits for the property and would be further restricted by the applicable ALUCP to ensure ongoing airport safety. Refer also to section VIII. e) Hazards and Hazardous Materials. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. The project does not propose any new uses which would place incompatible uses (e.g., farm equipment) on existing roadways. Some future projects are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which would be required to provide safe and adequate site distances at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access future project sites would be required to meet County standards. In addition, the proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impede adequate site distance on a road. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed by these amendments are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which would be reviewed by the local Fire Protection District that would include requirements for adequate emergency fire access prior to the approval of any permits. Some permits will require additional review under CEQA and any identified significant impacts would be mitigated. Therefore, the project will not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on developed sites. If these uses do not generate any additional ADTs, project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. Some future projects are expected to require building permits and/or grading permits as well as other discretionary and ministerial permits which may generate additional ADTs. These projects will be reviewed for compliance with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future projects are expected to require building permits, grading permits, on-site wastewater systems (OSWS), also known as septic systems, and well permits, as well as other discretionary and ministerial permits. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH would review the OSWS lay-out pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" prior to the issuance of any building permits for a project. Some future uses would

discharge domestic waste to a community sewer system that is permitted to operate by the by the Regional Water Quality Control Board (RWQCB). Prior to the issuance of any building permits, a project facility availability form would be required from the appropriate district which will serve the project to assure that there is adequate capacity to accommodate the project. Therefore, because future projects will be discharging wastewater to a RWQCB permitted on-site wastewater system (OSWS) or a community sewer system and will be required to satisfy any required conditions, the proposed project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan and the proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Therefore, the project does not require the construction of any new or expanded water or wastewater treatment facilities which could cause significant environmental effects. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits. Prior to issuance of any permits, projects would be required to demonstrate that adequate water and/or wastewater treatment facilities would be available to the project from the appropriate agencies/districts. No future uses under these amendments are expected to exceed existing capacity and availability of water and wastewater utilities. Therefore, the project will not require any construction of new or expanded facilities which could cause significant environmental effects.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on developed sites and would not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which could involve new or expanded storm water drainage facilities. However, these future projects would be reviewed and conditioned to ensure that they will not result in any adverse physical effect on the environment. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on developed sites and would be served by existing available water supplies. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits which would require evidence from the appropriate Water District where municipal water service is proposed or an approved well permit, indicating adequate water resources and entitlements are available to serve the requested water resources prior to issuance of building permits for a future project. Therefore, the project will not require expanded entitlements.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may be located on developed sites and would be served by existing available wastewater treatment provider's service capacity or by an existing on-site wastewater system. Some future projects are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other discretionary and ministerial permits. Review of these permits would require evidence from the appropriate wastewater treatment provider that it has adequate capacity to serve a project's projected demand in addition to the provider's existing commitments prior to issuance of any permits for a future project. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses allowed pursuant to these amendments may generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440 et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions, additions, corrections and clarifications to various sections, as described in the attached Zoning Ordinance and County Code Amendment. There is no development proposed by this project. Some future uses will generate solid waste and will be required to deposit all solid waste at a permitted solid waste facility. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). Future projects will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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POD-13-003

(Underline indicates addition)

(~~Strikeout~~ indicates deletion)

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO DEFINITIONS, USE REGULATIONS, PROCEDURES AND OTHER MISCELLANEOUS TOPICS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be updated by amending or adding various sections regarding Definitions, Use Classifications, Animal Regulations, Development Regulations, Special Area Regulations, Temporary Use Regulations, Accessory Use Regulations, Sign Regulations, Performance Standards, Resort Services Regulations, Extractive Use Regulations, Fencing and Screening Regulations, Parking Regulations, Enclosure Regulations, Miscellaneous General Regulations and Procedures. In addition, the Board finds that miscellaneous sections should be amended to clarify or correct language. The Board finds that these amendments are reasonable and necessary for the public health, safety, convenience, and welfare.

Section 2. Section 1000 Table of Contents of the Zoning Ordinance is amended to read as follows:

TABLE OF CONTENTS

PART ONE: BASIC PROVISIONS

[no changes]

PART TWO: USE REGULATIONS

[no changes]

PART THREE: ANIMAL REGULATIONS

[no changes]

PART FOUR: DEVELOPMENT REGULATIONS

[no changes]

PART FIVE: SPECIAL AREA REGULATIONS

[no changes]

PART SIX: GENERAL REGULATIONS

6000	General Provisions
6100	Temporary Use Regulations
6150	Accessory Use Regulations
6200	Off-Premise Sign Regulations
6250	On-Premise Sign Regulations
6300	Performance Standards
6350	Density Bonus Program
6400	Resort Services Regulations
6450	Recreational Vehicle Park Regulations
6500	Mobilehome (Manufactured Home) Regulations
6550	Extractive Use Regulations
6600	Planned Development Standards
6700	Fencing & Screening Regulations
6750	Parking Regulations
6800	Enclosure Regulations
6850	Nonconformity Regulations
6900	Miscellaneous General Regulations
6900	Ambulance Service
6901	Cemeteries
6902	Animal Waste Processing
6903	Lot Line Locations
6904	Explosive Storage
6905	Fire Protection and Law Enforcement Services
6906	Requirements for Farm Labor Camps
6907	Crematoriums
6908	Columbaria
6909	Mini-Warehouses
6910	Wholesale Limited, Boutique and Small Wineries
6911	Emergency Shelters
6912	Community Gardens
6920	Cottage Industries
6930	Adult Entertainment Establishments
6935	Medical Marijuana Collective Facilities
6940	Trailer Coaches Outside Mobilehome Parks
6950	Wind Turbine System <u>Renewable Energy</u>
6951	<u>Small Wind Turbine</u>
6952	<u>Large Wind Turbine</u>
6952 <u>6954</u>	Solar Energy System
6960	Nudist Facilities
6970	Recycling Collection Facility
6976	Marijuana Dispensaries -Non-Medical (Not Authorized Under State Law)
6975	Recycling Processing Facility
6980	Wireless Facilities

PART SEVEN: PROCEDURES

[no changes]

PART EIGHT: FALLBROOK VILLAGE REGULATIONS

[no changes]

Section 3. Section 1100 DEFINITIONS (B) of the Zoning Ordinance is amended amend the term “Boarding” and to add the terms “Boarding or Rooming House”, “Brewery” and “Brewpub” in their appropriate alphabetical locations to read as follows:

Boarding (Animals): The keeping of an animal or animals, such as a horse or dog, not owned by the property owner. In the case of a horse, this is part of the Horse Stable use type. In the case of other animals, boarding is allowed as part of a kennel or veterinary use type.

Boarding or Rooming House: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements, leases or subleases, either written or oral, whether or not an owner, agent, or rental manager is in residence. This does not include a Family Care Home.

Brewery: An establishment which produces ales, beers, meads, hard ciders, and/or similar beverages in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Microbrewery)

Brewpub: A bona fide eating and drinking establishment (restaurant) with a limited area of the establishment designed and used for brewing beer, in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Brewery)

Section 4. Section 1100 DEFINITIONS (M) of the Zoning Ordinance is amended to add the term “Microbrewery” in its appropriate alphabetical location to read as follows:

Microbrewery: A brewery that produces no more than 15,000 barrels of ales, beers, meads, hard ciders, and/or similar beverages on-site per year, in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and other applicable state and local requirements. (See Brewery)

Section 5. Section 1110 DEFINITIONS (S) of the Zoning Ordinance is amended to amend the terms “Solar Energy System, Offsite Use” and “Solar Energy System, Onsite Use” and to add the term “Single Housekeeping Unit” in its appropriate alphabetical location to read as follows:

Single Housekeeping Unit: Any household whose members are an interactive group of persons jointly occupying a dwelling unit, including joint access to and use of all common areas including living, kitchen, and eating areas within the dwelling unit, and sharing household activities and responsibilities such as meals, chores, expenses and maintenance, and whose makeup is determined by the members of the unit rather than by the landlord, property manager, or other third party. This does not include a Boarding or Rooming House.

Solar Energy System, Offsite Use: A solar energy conversion system consistent with the requirements of section ~~69526954~~ for offsite energy use. The energy generated is predominately used offsite.

Solar Energy System, Onsite Use: A solar energy conversion system consistent with the requirements of section ~~69526954~~ for onsite energy use. The energy generated is predominately used onsite.

Section 6. Section 1430 of the Zoning Ordinance is amended to read as follows:

1430 **AUTOMOTIVE AND EQUIPMENT.**

Automotive and equipment refers to establishments or places of business primarily engaged in automotive related or heavy equipment sales or service. The following are automotive and equipment use types:

- a. Automotive and Equipment: Cleaning. Washing and polishing of automobiles. Typical uses include auto laundries or car washes.
- b. Automotive and Equipment: Fleet Storage. Storage or parking of one or more vehicles used regularly in business operations. Excluded from this use type are Automotive and Equipment: Sales/Rentals, (all types); and the incidental parking of vehicles as an accessory use to a permitted use on the same premises. Typical uses include taxi fleets, mobile catering truck storage or delivery truck fleets.
- c. Automotive and Equipment: Parking. Parking of motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots or garages.
- d. Automotive and Equipment: Repairs, Heavy Equipment. Repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance groups.
- e. Automotive and Equipment: Repairs, Light Equipment. Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages or auto glass shops.
- f. Automotive and Equipment: Sales/Rentals, Heavy Equipment. Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft together with incidental maintenance. Typical uses include aircraft dealers, boat dealers, or heavy construction equipment dealers.
- g. Automotive and Equipment: Sales/Rentals, Farm Equipment. Sale, retail or wholesale and/or rental from the premises of farm equipment together with incidental maintenance. Typical uses include farm equipment dealers.

- h. Automotive and Equipment: Sales/Rentals, Light Equipment. Sales, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, motorhomes and trailers together with incidental maintenance. When used in this section noncommercial trucks shall mean vehicles that are not used for business purposes, e.g., trucks rented for moving household furnishings and driven by the owner of the items being moved. Typical uses include automobile dealers, car rental agencies or recreational vehicles sales and rental agencies.
- i. Automotive and Equipment: Storage, Nonoperating Vehicles. Storage of nonoperating or impounded motor vehicles, but not a junkyard or motor vehicle wrecking yard (as defined by Section 21.602 of the County Code). Typical uses include storage of private parking towaways or impound yards. (Also see Section 21.607601 et seq. of the County Code for regulations). Any dismantling or wrecking of vehicles is regulated by Section 1530 Scrap Operations.
- j. Automotive and Equipment: Storage, Recreational Vehicles and Boats. Storage of Recreational Vehicles and Boats. Typical uses include the collective storage of personal recreational vehicles or boats.

Section 7. Section 1700 of the Zoning Ordinance is amended to read as follows:

1700 GENERAL DESCRIPTION OF AGRICULTURAL USE TYPES.

Agricultural use types include the on-site production of plant and animal products by agricultural methods. They also include certain uses accessory to the above as specified in Section 6150, Accessory Use Regulations. Prior to establishing an agricultural use on a property, all applicable provisions of the County Grading Ordinance (Title 8, Division 7 of the County Code) including Agricultural Grading and Agricultural Clearing shall be met.

Section 8. Section 2322 of the Zoning Ordinance is amended to read as follows:

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

- a. Civic Use Types.
 - Child Care Center
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services
 - Small Schools
- b. Commercial Use Types.
 - Convenience Sales and Personal Services
 - Eating and Drinking Establishments
 - Food and Beverage Retail Sales
 - Personal Services, General

c. Agricultural Use Types.

Horticulture: Cultivation
 Tree Crops
 Row and Field Crops

Section 9. Section 2523 of the Zoning Ordinance is amended to read as follows:

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
 Agricultural and Horticultural Sales "8" (all types)
 Automotive and Equipment: Cleaning "8"
 Automotive and Equipment: Repairs, Heavy Equipment "8"
 Automotive and Equipment: Repairs, Light Equipment "8"
 Automotive and Equipment: Sales/Rentals, Farm Equipment "9"
 Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"
 Automotive and Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
 Building Maintenance Services "8"
 Construction Sales and Services "8" (see Section 6300)
Eating and Drinking Establishments "21"
 Food and Beverage Retail Sales "10"
 Gasoline Sales "12"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

Section 10. Section 2524 of the Zoning Ordinance is amended to read as follows:

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
 Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
~~Eating and Drinking Establishments~~

Section 11. Section 2540 of the Zoning Ordinance is amended to read as follows:

M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations in Section 6706. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

Section 12. Section 2543 of the Zoning Ordinance is amended to read as follows:

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
 Agricultural Services "14"
Eating and Drinking Establishments "21"
 Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Heavy "14"
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

Section 13. Section 2544 of the Zoning Ordinance is amended to read as follows:

2544 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
~~Eating and Drinking Establishments~~

Section 14. Section 2563 of the Zoning Ordinance is amended to read as follows:

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments "~~10~~" "21"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

Section 15. Section 2583 of the Zoning Ordinance is amended to read as follows:

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services "14"
Automotive and Equipment: Storage, Nonoperating Vehicles "9"
Eating and Drinking Establishments "21"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

Section 16. Section 2584 of the Zoning Ordinance is amended to read as follows:

2584 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
~~Eating and Drinking Establishments~~

Section 17. Section 2818 of the Zoning Ordinance is amended to read as follows:

2818 SPECIAL PROVISIONS AND LIMITATIONS.

- a. When development is subject to issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, said permit shall be issued in accordance with ~~Section 7400 et seq. of this Zoning Ordinance~~ the requirements of the California Coastal Commission.
- b. In addition to the findings required for granting a major use permit pursuant to Section 7358 ~~or for issuance of a Coastal Act permit commencing at Section 7400~~, the following specific findings shall be made:
 1. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.
 2. The proposed use, activity or construction will not:
 - Involve wetland fill, except as related to habitat enhancement;
 - Increase sedimentation of the wetland;
 - Adversely decrease stream flow into the wetland; nor
 - Reduce tidal interchange or internal water circulation.
 3. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.
- c. The environmental review documentation prepared and submitted pursuant to Sections 7610 and 7611 shall be utilized to the maximum extent possible in carrying out the provisions of the S81 Use Regulations.

Section 18. Section 2980 of the Zoning Ordinance is amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.
- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.
- "20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.
- "21" ~~Repealed.~~ Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.i.
- Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.i.
- "22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

Section 19. Section 2990 page 3 of 6 and page 4 of 6 of the Zoning Ordinance are amended to read as follows:

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	COMMERCIAL (cont.)															Use Regulations							
	Enclosed	Semi-Enclosed	Open	Drive-In	Building Maintenance Services	Business Equipment Services	Business Support Services	Communications Services	Construction Services	Convenience Sales and Services (See Sec. 6300)	Cottage Industries and Personal Services (See Sec. 6920)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6804)	Financial, Insurance and Real Estate	Food and Beverage Retail Sales		Funeral and Interment Services: a) Cremating b) Interment c) Undertaking	Gasoline Sales	Laundry Services	Medical Services			
1400	See Section 6816				1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485	1490	1495	1500	Use Regulations			
RESIDENTIAL																							
RS							P			P			P	P					P	RS	Single-Family Residential		
RD							P			P			P	P					P	RD	Duplex/Two-Family Residential		
RM							P			P			P	P					P	RM	Multi-Family Residential		
RV							P			P			P	P					P	RV	Variable Family Residential		
RU							P			P			P	P					P	RU	Urban Residential		
RMH							P			P			P	P					P	RMH	Mobilehome Residential		
RR	●	●	●								17									RR	Rural Residential		
RRO*	●	●	●				P			M		M		P	M				P	RRO*	Recreation-Oriented Residential		
RC	●	m	m				P	P		m		m		11	m			P	4	RC	Residential-Commercial		
COMMERCIAL																							
C30	●			m						●	m	10	10	●	10			M		●	C30	Office-Professional	
C31	●			m						●	m	10	10	●	10			M		●	C31	Residential/Office Professional	
C32	●			m						●				●				M		●	C32	Convenience Commercial	
C34*	●	m	M	m		7	●	●	8	●			●	●			M	M	M	12 13	●	C34*	Gen. Commercial/Residential
C35	●	m	M	m		7	●	●	8	●			●	●			M	M	M	12 13	●	C35	Gen. Comm./Ltd. Residential
C36	●	m	M	●		7	●	●	8	●			●	●			M	M	M	12 13	●	C36	General Commercial
C37	●	●	●	●	●	●	●	●	●	●			●	●			M	M	●	●	●	C37	Heavy Commercial
C38	●	●	●	●	●	●	●	●	●	m		m		10			M		●	●	●	C38	Service Commercial
C40	●	●	●	●	●	●	●	●	9			●	●	●			M	M	●	●	●	C40	Rural Commercial
C42*	●	●	●	●			20			●			●	20					M		●	C42*	Visitor Serving Commercial
C44	●	●	●	●								●							12		●	C44	Freeway Commercial
C46*	●									10		10		10							●	C46*	Medical Center
INDUSTRIAL																							
M50	●	m	M	m						m		m		m							●	M50	Basic Industrial
M52	●	m	M	m	8	●	●	●	8	m		m 21		10			M		12	●	●	M52	Limited Impact Industrial
M54	●	●	●	●	●	●	●	●	●	m		m 21	M	10			M		●	●	●	M54	General Impact Industrial
M56+	●	●	●	●	●	●	●	●	●			10 21		10							●	M56+	Mixed Industrial
M58	●	●	●	●	●	●	●	●	●	m		m 21	M	10			M		●	●	●	M58	High Impact Industrial
AGRICULTURAL																							
A70	●	●	●									17		M							●	A70	Limited Agriculture
A72	●	●	●									17		M					M		●	A72	General Agriculture
SPECIAL PURPOSE																							
S80*	●	S	M											M							●	S80*	Open Space
S81																					●	S81	Ecological Resource Area
S82	●	●	●											M							●	S82	Extractive
S86	●	●	●	●																	●	S86	Parking
S88+	●	●	●	●																	●	S88+	Specific Plan Area
S90+	●	●	●	●																	●	S90+	Holding Area
S92	●	●	●	●							17		M								●	S92	General Rural
S94+	●	●	●	●																	●	S94+	Transportation & Utility Corridor
SWF																					●	SWF	Solid Waste Facility

Commercial continued on next page

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																							
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
	100 Max 1/acre plus																	X							
	Permitted											X	X	X	X	X								X	X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																									
	Most Restrictive	X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Moderate		X			X			X																
	Least Restrictive			X			X			X															X

MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per 1/2 acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. ~~Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.~~ Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

Section 21. Section 3112 of the Zoning Ordinance is amended to read as follows:

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal use types listed in Section 3100 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within an appropriate enclosure. A pasture containing a minimum of 1 acre for use as a riding area or grazing area, having no interior fencing and not used as an animal enclosure for the permanent keeping of an animal is exempt from the animal enclosure setback requirements. Stables, barns, agricultural buildings and other structures located adjacent to or within an animal enclosure must meet both animal enclosure setbacks and setback regulations in section 4800.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (b)		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE

Distance from Street Center Line	Same as for standard setback(a)	Same as for standard setback (a)	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	10 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.	Zero (0) feet

NOTE:

- a. Refer to applicable setback designator and setback schedule at Section 4810.
- b. See County Code Section 62.692 (b) for additional enclosure setback requirements for the keeping of roosters.

Section 22. Section 4120 of the Zoning Ordinance is amended to read as follows:

4120 EXCEPTIONS TO DENSITY REGULATIONS.

The following are exceptions to the Density Regulations:

- a. Farm Employee Housing. Farm Employee Housing is not subject to Density Regulations.
- b. Farm Labor Camps. Dwelling units built pursuant to a use permit to accommodate a farm labor camp are not subject to Density Regulations.
- c. Employee Housing. Employee housing, pursuant to California Health & Safety Code §§ 17000 et seq., is not subject to Density Regulations.

Section 23. Section 4818 of the Zoning Ordinance is amended to read as follows:

4818 THROUGH LOTS TO HAVE TWO FRONT YARDS.

A through lot shall maintain a front yard adjacent to each street upon which it fronts and to which it has access rights. When access rights are relinquished to one of the abutting streets, that portion of the lot shall maintain the rear yard setback.

Section 24. Section 4823 of the Zoning Ordinance is amended to read as follows:

4823 FRONT YARD REQUIREMENTS FOR CORNER LOTS HAVING RELINQUISHED ACCESS RIGHTS.

For corner lots where all access rights except for a private easement road have been relinquished to an abutting street, the required front yard setback shall be measured from the

street which provides access. That portion of the lot abutting the street where access rights have been relinquished shall observe the required exterior side yard setback. For a lot with streets on three sides, that portion of the lot which is opposite and most distant from the street which provides access, shall observe the required rear yard setback if access rights have been relinquished to that abutting street.

Section 25. Section 4835 of the Zoning Ordinance is amended to read as follows:

4835 EXCEPTIONS TO REQUIRED OPENNESS OF REQUIRED YARDS.
Every part of each required yard shall be open and unobstructed from finished grade to the sky except for buildings, structures and projections allowed in such yard by the following table. Any building, structure or projection not specifically allowed in a required yard by the following table is prohibited. These restrictions shall not apply to buildings, structures or projections located in yards or portions thereof which are not required by an applicable setback designator or by other provisions of these Setback Regulations. (Provisions of the County Building Code, County Fire Code, local Fire Protection District Fire Code or other applicable regulations may be more restrictive. Detached accessory buildings shall observe the most restrictive setbacks, those prescribed by Section 4842.)

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
 (Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a <u>Detached</u> accessory storage buildings, work and hobby shops, <u>barns</u> except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842. The combined area of all structures projecting (<u>partially or wholly</u>) into the setback shall not exceed 1,000 sq. ft.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations.	Not permitted.	Permitted in agricultural, residential and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of required yard in combination with all detached accessory structures
b Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, and S92 use.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.
c Private detached garages and carports; must meet setback per Section 4842. The combined area of all structures projecting (<u>partially or wholly</u>) into the setback shall not exceed 1,000 sq. ft.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, and S92 use regulations.	Not permitted.	Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
 (Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
d Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.	-----Not permitted-----				
e Stands	Permitted where stands are allowed by Section 6156.	-----Not permitted-----			
f A Photovoltaic Solar Energy System	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.
g Fences	Permitted in all zones if in conformance with Fencing and Landscaping Regulations commencing at Section 6700.				
h Outdoor area lighting on poles.	Permitted in commercial and manufacturing/industrial zones only if in conformance with regulations at Section 6324. Tennis court lighting permitted pursuant to regulations in Sections 6324 and 6708.				

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
 (Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
i Roofed, open sided patios which are attached and part of main building or roofed, open sided patios which are detached, less than 12 feet in height and less than 1,000 square feet in area.	-----Not permitted.-----			Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard.	
j Sidewalk arcades and similar architectural features of buildings containing principal commercial use types.	Permitted by Minor Use Permit.	-----Not permitted.-----			
k Uncovered, unenclosed balconies, extending above the level of first floor with exterior access of building.	----- Not permitted. -----				
l Uncovered, unenclosed porches, platforms or landing places not extending above level of first floor with exterior access of building and not more than 30 inches above grade	-----Permitted in all zones.-----			Permitted in all zones but may not cover more that 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard.	
m Cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, fireplaces and garden windows.	-----Permitted in all zones but may not extend more than 2 feet into yard.-----				

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
 (Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
n . Open unenclosed stairways, and fire escapes, not covered by a roof or canopy and open beneath.	Not permitted.	Permitted in all zones but may not extend or project more than 3 feet into the required yard.			
o . Bay and architectural windows provided floor area is not increased, not exceeding 24 square feet each in wall opening area, and with a sill height not less than 18 inches above finished floor.	Permitted in all zones but may not extend more than 2 feet into required yard.	Permitted if the required side yard is not less than 10 feet and may not extend more than 2 feet into required yard.	Permitted in all zones but may not extend more than 2 feet into required yard.		
p . Uncovered, unenclosed pedestrian access deck, bridge, ramp or walkway to the level of the floor closest to the street level.	Permitted on single-family lots on downhill side of street but may not project more than 3 feet into any required yard.				
q . Guard railings for safety protection around depressed ramps, open-work fences, hedges, or landscape architectural features.	----- Permitted in all zones but may not be more than 42 inches in height. -----				
r . Animal containments including pens, coops, aviaries, hutch, stables barns and corrals.	-----See Animal Regulations commencing at Section 3100-----				
s . Trees, shrubs, and flowers.	-----Permitted in all Zones -----				
t . <u>Electric Vehicle Charging Station pedestals not more than 54 inches above grade</u>	<u>Permitted in commercial and industrial use regulations but must be a minimum of 3 feet from property line.</u>				

Section 26. Section 4842 of the Zoning Ordinance is amended to read as follows:

4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

- a. No detached accessory building ~~exceeding 120 square feet~~ shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines ~~except where abutting a thoroughfare or open space easement in which case they may extend to the property line.~~
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within 25 feet of any property line ~~a required setback.~~
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion ~~closer than 25 feet from any property line~~ within the required setback, shall not exceed 1,000 square feet.

Section 27. Section 5802 of the Zoning Ordinance is amended to read as follows:

5802 APPLICATION OF PLANNED DEVELOPMENT SPECIAL AREA REGULATIONS.
These regulations shall be applied where appropriate to achieve the purpose set forth in Section 5800 and in accordance with the Planned Development Standards in Section 6600.

Section 28. Section 5804 of the Zoning Ordinance is amended to read as follows:

5804 LIMITATION ON USE AND CONSTRUCTION.

No use or construction otherwise permitted is allowed on land subject to the Planned Development Area Regulations except as follows:

- a. Development of a planned development in accordance with the Planned Development Standards in Section 6600 is allowed pursuant to a Major Use Permit.
- b. Civic Use Types are permitted provided that a Major Use Permit is granted for any Civic Use Type (other than Essential Services) for which a use permit is not otherwise required.
- c. The Director may waive the application of this Section to a parcel of not more than 5 acres in area upon a finding that such waiver is consistent with the General Plan and the purposes of these regulations.
- d. The Director may waive the application of this section for a parcel of 5 acres or more for the development of one single-family dwelling upon a finding that such waiver is consistent with the General Plan and the purposes of these regulations.
- e. The decision of the Director pursuant to subsections c and d above may be appealed pursuant to Section 7200 et seq.

For purposes of applying this section, the term "use" shall not include divisions of land into parcels each of which has a gross area of 40 acres or larger.

Section 29. Section 6102 of the Zoning Ordinance is amended to read as follows:

6102 IDENTIFICATION OF PERMITTED TEMPORARY USES.

The following temporary uses shall be permitted as specified by these regulations:

- a. Circus, Carnival, or Other Outdoor Entertainment Event. The temporary gathering of people for a circus, carnival, or other outdoor entertainment event.
- b. Antique or Art Show on Public Property. The temporary use of public property for antique or art shows.
- c. Civic, Fraternal or Religious Assembly. The temporary gathering by an organization listed in Section 1348 on public or private property that is not the regular gathering place for that organization.
- d. Construction Support. Temporary building and structures supporting residential development and major construction.
- e. Reversible Uses of Future Highway Rights-of-Way. Temporary uses on land required for a future County or State Highway.
- ~~f. Travel Trailer Park. The temporary operation of a travel trailer park.~~
- gf. Uses in New Subdivisions. Temporary uses in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development.
- hg. Use of Trailer Coach. Temporary use of a trailer coach for certain purposes.
- ih. Use of Public School Sites. Temporary use of a public school site for certain specified purposes.
- ji. Certified Farmers' Market. Temporary use of certain public or commercial property for a Certified Farmers' Market.
- kj. Meteorological Testing (MET) Facility. Temporary use of a Meteorological Testing (MET) Facility permitted in accordance with Section 6123.
- lk. Temporary Outdoor Sales. Temporary outdoor sales, incidental to the existing commercial uses on a site, in certain commercial or industrial zones.
- ml. Commercial Filming. Temporary use of public or private property (not including public road rights-of-way) for commercial motion picture production, television production, still photography and related activities.

Section 30. Section 6106 of the Zoning Ordinance is amended to read as follows:

6106 CIRCUS, CARNIVAL, OR OTHER OUTDOOR ENTERTAINMENT EVENT.

The temporary gathering of people for a circus, carnival, or other outdoor entertainment event may be permitted by the Sheriff pursuant to Title 2, Division 1, Chapter 8 and Chapter 24 of the County Code through the issuance of a license pursuant to the Uniform Licensing Procedure of the County Code and in compliance with the following provisions:

- a. Location. A circus, carnival or other outdoor entertainment event may be permitted in any zone except zones subject to the RS, RD, RM, and RV Use Regulations. Notwithstanding this subsection, a circus, carnival or other public outdoor assembly event may be permitted in any zone, including the RS, RD, RM and RV Use Regulations on properties with a valid Major Use Permit subject to the requirements of this section.
- b. Duration. The period of operation of the circus, carnival or other outdoor entertainment event shall not exceed five consecutive days, no more than six events per year on the same property. There shall be a minimum of 14 consecutive days between events. Events exceeding these limitations shall be considered Participant Sport and Recreation Use type.
- c. Noticed Hearing Not Required. The Sheriff may issue a license pursuant to this section without notice or public hearing.
- d. Community Events pursuant to Title 2, Division 1, Chapter 2 of the County Code shall be under the authority of the Department of Environmental Health. Community Events may be permitted in any zone except zones subject to the RS, RD, RM, and RV Use Regulations and are permitted on properties with a valid Major Use Permit subject to the Department of Environmental Health requirements. However, a temporary event or any aspect of an event that is specifically prohibited by the Use Permit conditions shall not be allowed by this Section.

Section 31. Section 6122 of the Zoning Ordinance is amended to read as follows:

6122 CERTIFIED FARMERS' MARKET

A Certified Farmers' Market is allowed on a legal lot provided the following conditions are met:

- a. Location. A Certified Farmers' Market shall be located on public property, property owned by a school district which is developed with a school use, ~~or~~ within the C31, C32, C34, C35, C36, C37, C40 or C42 use regulations, or within the S88 use regulations and designated commercial in the Specific Plan. A Certified Farmers' Market shall not be located within a private road easement or on vacant or unimproved land.
- b. Duration. A Certified Farmers' Market shall not operate on more than ~~one day~~ two days per week.
- c. Hours of Operation. No activities, including setup, preparation, sales and close up, shall begin before 6:30 a.m. or continue after than 10:00 p.m. on Monday through Saturday. On Sunday the applicable hours shall be 7:30 a.m. and 6:00 p.m. respectively.

- d. The sales area shall not disrupt the flow of traffic onto and off of the site.
- e. The market shall have a current Certified Farmers' Market Certificate issued by the County Agricultural Commissioner and shall comply with all applicable laws, including the applicable provisions of the Food and Agricultural Code, the applicable regulations of the California Department of Food and Agriculture and the applicable ordinances of the County.

Section 32. Section 6156.a of the Zoning Ordinance is amended to read as follows:

- a. Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses.
 - 1. ~~On lots of less than one acre gross, the total area allowed on a lot shall be limited to shall not exceed 1,000 square feet or 25% of the living area of the principal residence, or as follows, whichever is greater. On lots of one acre gross or larger but less than 2 acres, the area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater. On lots of 2 acres or larger but less than 4 acres, the area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater. On lots of 4 acres or larger, the area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.~~

Lot Size (gross)	Att. Accessory Structure area
< 1 ac	1000 sf
1 ac - <2 ac	1500 sf
2 ac - <4 ac	2000 sf
4 ac or larger	3000 sf

- 2. If the portion of the structure in which the attached garage or carport is located is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as an integral part of the principal residence or approved habitable use such as guest living quarters.
- 3. Additional area may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6.
- 4. For properties on which more than one detached residence is allowed per legal lot pursuant to Section 4310 (not including a Second Dwelling Unit pursuant to subsection x.), the total attached garage area, based upon lot size, per a.1 above, shall be allowed for each residence.

Section 33. Section 6156.g of the Zoning Ordinance is amended to read as follows:

g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, Barns, Agricultural Buildings and other similar non-habitable uses (non business or non agricultural purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by ~~paragraph~~subsection b above, shall be limited as follows:

1. ~~On lots of less than one acre gross, the combined~~The total area of all such structures shall not exceed 1,000 sq. ft. or detached accessory structures shall be limited to 25% of the living area of the principal residence, or as follows, whichever is greater.;

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
< 1 ac	2000 sf
1 ac - <2 ac	3000 sf
2 ac - <4 ac	4000 sf
4 ac - <8 ac	5500 sf
8 ac - <12 ac	6000 sf
12 ac - <16 ac	6500 sf
16 ac - <20 ac	7000 sf
20 ac or more	8000 sf

(Note that detached accessory structures which exceed 120 sq. ft. are subject to setbacks specified in Section 4842.)

2. ~~Provided a setback pursuant to Section 4842 is maintained:~~

i. ~~On lots of one acre gross or larger but less than 2 acres, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.~~

ii. ~~On lots of 2 acres or larger but less than 4 acres, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.~~

~~iii. On lots of 4 acres or larger, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.~~

Buildings not meeting the setback requirement of Section 4842 are limited to a combined area of 1000 square feet.)

- ~~32.~~ Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters. However, a one story accessory structure designed to store a recreational vehicle (RV) may exceed 12 feet in height, not exceeding 16 feet, if the accessory structure meets the main building setbacks.
43. Additional area, height and story may be permitted by issuance of an Administrative Permit with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator. The Administrative Permit shall not authorize reductions to required setbacks. Reductions to setbacks shall be subject to Section 7100, Variances.
4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.

Section 34. Section 6156.h of the Zoning Ordinance is amended to read as follows:

- h. Barns and Agricultural Storage Buildings ~~shall be limited as follows: see 6156.g.~~
- ~~1. In zones subject to a Residential Use Regulation (except RR Use Regulations requiring a 1 acre or larger lot area), and in the S88 Use Regulations where residential uses occur, a maximum floor area of 450 square feet and one story not to exceed 12 feet in height. Such buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan.~~

~~Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. When on same lot as a detached private garage, workshop and/or storage building, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.~~

- ~~2. In zones subject to the RR Use Regulations (requiring a one acre or larger lot area), A70, A72, and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. A maximum floor area of 1000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1500 square feet is permitted where the lot is one acre but less than 2 acres gross, and 2000 square feet is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres up to a maximum of 5000 square feet.~~
- ~~3. Additional area, height and story may be permitted by issuance of an Administrative Permit, with notice provided pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator.~~
- ~~4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.~~

Section 35. Section 6156.m of the Zoning Ordinance is amended to read as follows:

- m. Home Occupations. Home occupations, including in-home offices, shall be permitted in compliance with the following conditions:
 1. There shall be no exterior evidence of the conduct of a home occupation.
 2. A home occupation shall be conducted entirely within a dwelling, or an attached garage. However, a Cottage Foods Operation, as defined by Health and Safety Code Section 113758, shall be conducted only within a dwelling that contains the dwelling's kitchen and shall not be allowed in a garage or other accessory building.
 3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.
 4. The residents of the dwelling unit, and no more than one non-resident employee, may be engaged in the home occupation.
 5. Limited indoor storage of goods or supplies (125 cubic feet maximum) may take place within no more than one room of the dwelling and/or in the attached garage (provided required parking on-site is maintained and properly located).

6. There shall be no on-premise sale of goods except as allowed for a Cottage Food Operation by Health and Safety Code Section 114365 and with a valid County of San Diego Cottage Food permit from Department of Environmental Health. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premise sale of goods.
7. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit or property involved.
8. There shall be no signs identifying or advertising the home occupation other than those permitted by Section 6252(d) of this ordinance.
9. The required residential off-street parking shall be maintained.
10. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.
11. No more than six non-resident students at one time, and no more than 18 students during any one (1) day may be given tutoring in music, academics, dance, sports (such as swimming or tennis, notwithstanding subsection 1 and 2 above), or other subjects at a residence. No students may be given instruction between the hours of 9:00 p.m. and 8:00 a.m. All provisions of Noise Abatement and Control, Section 36.401 et seq. of the County Code, shall apply.

Section 36. Section 6156.hh of the Zoning Ordinance is amended to read as follows:

- hh. Agricultural Homestay. An Agricultural Homestay is a permitted accessory use upon issuance of a Minor Use Permit provided the following criteria are met:
1. Located in a zone subject to the A70, A72 or S92 Use Regulations.
 2. A maximum of three bedrooms in a farmer or rancher occupied residence shall be made available for rent. If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet. Mobile homes and trailers are not permitted to be used for guest bedrooms.
 3. The facility shall be on a working farm or ranch. Proof of a continuous agricultural enterprise on the property shall be provided to the satisfaction of the Department of Agricultural Weights and Measures and the Department of Planning and Development Services.
 4. The working farm or ranch shall be located on a parcel or adjoining parcels totaling at least ~~40~~ 4 acres in size and under the same ownership. The Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than ~~40~~ 4 acres or if agricultural activity ceases.

5. No Agricultural Homestay shall be located on a site containing a Bed and Breakfast or Host Home operation.
6. The farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.
7. One off-street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.
8. Services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom or cabin made available for rent.
9. Signs shall be limited to one on-premise sign not to exceed two square feet.
10. An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, for use by the proposed Agricultural Homestay or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.
11. The owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.
12. All Minor Use Permits shall be subject to review by the Department at five (5) year intervals.

Section 37. Section 6158 of the Zoning Ordinance is amended to read as follows:

6158 CIVIC, COMMERCIAL, INDUSTRIAL, OR EXTRACTIVE USE TYPES.
Accessory structures and uses necessarily and customarily associated with, and appropriate, incidental and subordinate to the principal civic, commercial, industrial or extractive uses shall be permitted where the principal civic, commercial, industrial or extractive uses are permitted. As provided for in Section 6152, the Director shall determine whether proposed accessory uses and structures conform to the Accessory Use Regulations, and said determinations are subject to appeal pursuant to the Administrative Appeal Procedure commencing at Section 7200.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Civic, Commercial, Industrial, or Extractive Use Types are permitted:

[a. through d. no changes]

- e. Recycling of salvaged concrete, asphalt and rock.

It has been recognized by the County of San Diego and the State of California that recycling of materials such as used concrete, asphalt and rock is essential to effective solid waste management and protection of public and private open space from illegal disposal of solid waste. Because of the high priority the public assigns to recycling of these materials, the following ~~special procedure~~ Accessory Use provision has been created to assist in the expansion of this activity in conjunction with related mining and processing land uses.

Persons having an approved Major Use Permit for a mining and processing land use, or having an established mining and processing land use that is legally nonconforming and located in a zone where it could be permitted by Major Use Permit, as of ___[date of ordinance adoption] shall be allowed to recycle salvaged concrete, asphalt and rock in ~~March 26, 1992, may apply for the Administrative Permit described below, provided the application and required fees have been submitted to the Department not later than March 27, 1997.~~

~~In~~ conjunction with mining and processing use types, where rock crushing, asphalt production and/or concrete batching are occurring, ~~recycling and processing of salvaged concrete, asphalt and rock shall be a permitted as an accessory use upon issuance of an Administrative Permit,~~ pursuant to the following:

- ~~1. A plot plan showing existing and proposed operations onsite shall be approved by the Director.~~
21. All proposed operations shall conform to the restrictions and conditions of the use permit regulating the project site, if one is present, except as otherwise specified herein.
- ~~32.~~ 32. No increase in the size of the mining and processing site shall be authorized by this ~~permit~~ Section.
- ~~4. Environmental review of the proposed accessory use shall be required, except that said review may be waived by the Director if it is determined that no additional traffic, noise, stockpiling of materials, or mechanical processing, at the site, is requested.~~
- ~~53.~~ 53. Upon determination pursuant to environmental review of no significant environmental impact, or that such impact(s) will be mitigated to below a level of significance, ~~the following increases or changes in operational limitations may be authorized in connection with the recycling operation:~~
 - a) Additional average daily one-way truck trips up to 10 percent of the number authorized under the Major Use Permit, or when unspecified in the use permit or when there is no use permit, up to 10 percent of the average daily one-way truck trips of the existing operation;
 - b) Additional onsite stockpiling of material of up to 25 percent of that authorized under the Major Use Permit, or when unspecified in the use

permit or when there is no use permit, up to 25 percent of the amount typical to the existing operation; and

- c) Replacement or additional equipment, only as may be necessary to adapt the existing operation to the recycling function.

Any changes or increases in the existing authorized operations beyond those specified above shall require modification of the existing Major Use Permit or approval of a new Major Use Permit. The limitations specified in subsection 3, above shall not apply to a mining and processing use that has been recycling salvaged concrete, asphalt and rock as of [date of ordinance adoption].

[f. through i. no changes]

i. Brewery or Microbrewery with an Eating and Drinking Establishment.

1. An Eating and Drinking Establishment may be a permitted accessory use to a Brewery or Microbrewery upon issuance of an Administrative Permit, subject to applicable state and local regulations, and the following:

a) In M52, M54 or M58 Use Regulations:

- i) The gross floor area of the brewery operation is a minimum of 12,000 sf.
- ii) No more than 25 percent of the floor area of the licensed premises shall be used for the Eating and Drinking Establishment use.
- iii) Brewery operator shall obtain Type 1 or Type 23 License from Alcoholic Beverage Control.

b) In M56 Use Regulations:

- i) The gross floor area of the brewery operation is a minimum of 12,000 sf.
- ii) More than 15 percent of the floor area, up to a maximum of 25 percent of the floor area of the licensed premises may be used for the Eating and Drinking Establishment use.
- iii) Brewery operator shall obtain Type 1 or Type 23 License from Alcoholic Beverage Control.

A Tasting Room (no food service allowed) associated with a Brewery or Microbrewery shall be considered as "Food and Beverage Retail Sales" and is a separately regulated accessory use.

2. In Commercial use regulations C32, C34, C35 and C36, where Eating and Drinking Establishments are permitted, on-site brewing shall be permitted as part of a bona fide restaurant (Brewpub) subject to applicable state and local regulations, and the following:

- a) Up to of the 50% of the gross floor area of the licensed premises may be used for the brewery use.
- b) Brewpub operator shall obtain a Type 75 License from Alcoholic Beverage Control.
- c) Outdoor seating shall be subject to the provisions of 6158.a.

For other commercial use regulations where both Eating and Drinking Establishments and General Industrial Uses are permitted, these limitations shall not apply.

Section 38. Section 6261 of the Zoning Ordinance is amended to read as follows:

6261 ON-PREMISE SIGNS REGULATED.

Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
 - 1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
 - 2. On premises in any zone where a nonconforming commercial or industrial use type exists.
 - 3. Fallbrook Village Zones.
- b. Restricted Locations. Locations subject to Special Area Regulations and to use permits shall be additionally subject to the following limitations:
 - 1. On-premise signs are permitted in zones subject to the Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations in accordance with an approved Site Plan. The aggregate area of all signs for any premises shall not exceed one square foot for each linear foot of street frontage. The aggregate sign area for each establishment shall not exceed one square foot for each linear foot of building. No establishment shall have an aggregate sign area greater than 100 square feet.
 - 2. On premise signs are permitted on sites subject to use permits in accordance with the terms and conditions of the use permit or modification. Signs may be

altered, relocated or added upon the issuance of a ~~minor use permit~~ modification or minor deviation to the use permit provided that such change is not specifically prohibited by the use permit condition.

[c. through f. no changes]

Section 39. Section 6454 of the Zoning Ordinance is amended to read as follows:

6454 MATERIAL SUBMITTED FOR USE PERMIT REQUIRED.

~~In complying with Section 7354.b.2 of the Use Permit Procedure, the applicant shall submit such documents as are required by the approving authority to determine compliance with Section 6456 and Section 6458 of these regulations. Where required by the applicable Use Regulations, an RV park may be authorized upon the issuance of a Major Use Permit as provided by the Use Permit Procedure commencing at section 7350 or by the Site Plan Permit Procedure (in the C42 Use Regulations in the California Coastal Zone) commencing at section 7150. An RV park shall comply with Section 6456 and 6458 except as authorized by Section 6460.~~

Section 40. Section 6458 of the Zoning Ordinance is amended to read as follows:

6458 DEVELOPMENT CRITERIA.

[a through o. no changes]

p. Permanent accessory structures within an RV Park lot as allowed per California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 9 may be allowed and permitted by the park owner. No other accessory structures are allowed. The addition of accessory structures within an RV Park lot does not require approval of any modification or minor deviation of the use permit.

Section 41. Section 6462 of the Zoning Ordinance is amended to read as follows:

6462 ACCESSORY USES AND STRUCTURES.

A recreational vehicle park may include the following accessory uses and structures; provided such uses and structures are designed to be clearly accessory to the recreational vehicle park and intended for the convenience of the occupants and their guests and are permitted by the Use Permit applicable to the recreational vehicle park:

- a. Assembly and Recreation. A building or buildings designed for indoor assembly and/or recreation.
- b. Commercial Services. Commercial structures and uses such as a general store, restaurant, lunch counter, and/or snack bar.
- c. Personal Services. Service buildings and facilities incidental to and customarily accessory to permitted uses, including sauna baths and swimming pools.

Section 42. Section 6758 of the Zoning Ordinance is amended to read as follows:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

6758 **PARKING REQUIREMENTS: RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Single Family³ Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.1 Parking space per dwelling unit None Required
Multi-Dwellings (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit 0.5 space per dwelling unit
Mobile Home Residential Mobile Home Dwelling Unit Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i> 0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required
Residential Care Facilities Employee Parking Guest Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 0.33 Parking space per bedroom

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	None Required
Accessory Apartment	1 Parking Space ²

¹ Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

² Space shall not be in tandem with any other required space.

³ Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

Section 43. Section 6762 of the Zoning Ordinance is amended to read as follows:

6762 PARKING REQUIREMENTS: **COMMERCIAL**

ANIMAL SERVICES	
<p>Veterinarian Clinic or Hospital</p> <p style="text-align: right;">Bicycle Parking</p>	<p>The Sum of the Following:</p> <p>2.5 Parking spaces per examination room</p> <p>1 Parking space per employee/doctor but not less than 4 <i>(Largest work shift)</i></p> <p>0.05 Bike space per car space but not less than 3</p>
<p>Commercial Equine <u>or Horse Stable</u></p> <p style="text-align: right;">Bicycle Parking</p>	<p>0.2 Parking space per stall</p> <p><u>0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure.</u></p> <p><u>1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786.</u></p> <p><u>* Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long.</u></p> <p>0.05 Bike space per car space but not less</p>

	than 3
Commercial Kennel	2 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

~~6762 PARKING REQUIREMENTS: COMMERCIAL ANIMAL SERVICES~~

Type of Occupancy, Use or Structure	Required Parking
Commercial Equine or Horse Stable	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786.
	*Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long.

Section 44. Section 6814 of the Zoning Ordinance is amended to read as follows:

6814 EXCEPTIONS TO ENCLOSURE MATRIX.

- a. Exception for Barns and Greenhouses. Whenever the open enclosure is permitted by right for agricultural use types, enclosed and semi- enclosed barns and greenhouses necessary to carry on, and accessory to, the use in the open enclosure also are permitted.
- b. Exception for Parking. The Automotive and Equipment: Parking use type is exempt from the enclosure regulations.
- c. Other Exceptions. Notwithstanding the provisions of the Enclosure Matrix (Section 6816), semi-enclosed and open enclosures are permitted for the following uses in the zones including the following Use or Special Area Regulations.
 - C32: Eating and Drinking Establishments and Food and Beverage Retail Sales (only accessory outdoor cafés that comply with Section 6158 a.1.)
 - C34: Agricultural and Horticultural Sales (Plant Nursery Only)

Eating and Drinking Establishments and Food and Beverage Retail Sales
 (only accessory outdoor cafés that comply with Section 6158 a.1.)
 Gasoline Sales (providing that the use complies with Section 2980 -
 Limitation 12)
 Retail Sales: Specialty (flower kiosks only)

C35: Agricultural and Horticultural Sales (Plant Nursery Only)
 Eating and Drinking Establishments and Food and Beverage Retail Sales
 (only accessory outdoor cafés that comply with Section 6158 a.1.)
 Gasoline Sales (providing that the use complies with Section 2980 -
 Limitation 12)
 Retail Sales: Specialty (flower kiosks only)

C36: Agricultural and Horticultural Sales (Plant Nursery Only)
 Automotive and Equipment: Sales/Rentals, Light Equipment (providing that
 the use complies with Sections 6787.c and ~~6793.a and e~~ 6792)
 Eating and Drinking Establishments and Food and Beverage Retail Sales
 (only accessory outdoor cafés that comply with Section 6158 a.1.)
 Food and Beverage Retail Sales (when conducted from a food sales push
 cart)
 Gasoline Sales (providing that the use complies with Section 2980 -
 Limitation 12)
 Retail Sales: Specialty (flower kiosks only and all other uses when
 conducted in a civic plaza)

C37: Retail Sales: Specialty (flower kiosks only)

C40: Retail Sales: Specialty (flower kiosks only)

C42: Retail Sales: Specialty (flower kiosks only)

C44: Gasoline Sales (providing that the use complies with Section 2980 -
 Limitation 12)

M50: Eating and Drinking Establishments and Food and Beverage Retail Sales
 (only accessory outdoor cafés that comply with Section 6158 a.1., provided
 that the Minor Use Permit required by Section 2504 b. is obtained or
 amended.)

M52: Eating and Drinking Establishments (only accessory outdoor cafés that
 comply with Section 6158 a.1., provided that the Minor Use Permit required
 by Section 2524 b. is obtained or amended.)
 Gasoline Sales (providing that the use complies with Section 2980 -
 Limitation 12)

Scenic Areas:

Agricultural and Horticultural Sales (Plant Nursery Only)

Automotive and Equipment: Sales/Rentals, Light Equipment (providing that the use complies with Section 6787.c)

Food and Beverage Retail Sales (when conducted from a food sales push cart)

Gasoline Sales (providing that the use complies with Section 2980 - Limitation I2)

Retail Sales: Specialty (flower kiosks only)

[d. through i. no changes]

Section 45. Section 6881 of the Zoning Ordinance is amended to read as follows:

6881 NONCONFORMING STRUCTURE - DAMAGE OR DESTRUCTION.

- a. If a nonconforming structure is damaged or destroyed by fire, wind, earthquake, flood, or other accidental cause beyond the control of the owner, to the extent that the cost of reconstruction, repair, or rebuilding will exceed 75 percent of the replacement valuation of the structure immediately prior to the damage or destruction, as determined by the Building Official pursuant to Section 51.0107 of the County Code, the structure may not be restored. If such reconstruction, repair, or rebuilding would constitute 75 percent or less of the replacement valuation of the structure immediately prior to the damage or destruction, as determined above, such structure may be restored and the previous occupancy may be renewed. If restoration and renewed occupancy is permitted pursuant to this Section 6881, a building permit for such restoration must be obtained within one year after the damage or destruction. If it is not, the structure is considered to be abandoned and cannot be restored, and the previous occupancy cannot be renewed.
- b. Notwithstanding the provisions of subsection a. above, if the structure contains two or more dwellings and is damaged or destroyed as described in subsection a., said dwellings may be reconstructed, repaired, or rebuilt to their predamaged size and number of dwelling units (pursuant to Section 65852.25 of the Government Code). However, if said structure is located in an area zoned with industrial use regulations, then the provisions of subsection a. above shall apply.
- c. Notwithstanding the provisions of subsection a. above, if a structure (not covered by subsection b. above) was damaged or destroyed by a natural disaster that has been proclaimed by the Board of Supervisors as a local emergency, the structure may be reconstructed or repaired, provided that the reconstructed or repaired structure shall not exceed the size, number of dwelling units, or extent of nonconformity of the structure damaged or destroyed, except as provided in Section 6883.
- d. Once a nonconforming structure, or the nonconforming portion of a structure, is voluntarily demolished or removed by the owner or owner's agent, said nonconformity shall not be restored. Any structure, or that portion of the structure, which is rebuilt or replaced shall conform to all applicable sections of this ordinance.

Section 46. Section 6904 of the Zoning Ordinance is amended to read as follows:

6904 EXPLOSIVE STORAGE.

All explosive storage shall comply with the following provisions.

- a. Conformance to Federal and State Law. Explosive storage shall conform to all applicable provisions of federal and state law, including the tables of quantity and distance criteria, except where ~~requirements of this section~~ or conditions of the Major Use Permit are more stringent, in which case such ~~requirements and~~ conditions shall apply.
- b. Location. The area in which explosive storage is proposed shall be open in character and essentially free of development.
- c. Setbacks. Explosive storage shall ~~not be located closer than 1,000 feet from any building or structure not on the same site as the explosive storage facility and which is used continuously or intermittently for human occupancy; except that storage in Class II magazines, as authorized in state law, shall not be located closer than 400 feet from any such building or structure~~ comply with the minimum setback distances as required by the Bureau of Alcohol, Tobacco, Firearms and Explosives.
- d. Buffering. Explosives storage shall be effectively screened by a natural land form or artificial barricade either surrounding the entire site or surrounding each magazine located thereon, which land form or barricade shall be of such height that:
 1. A straight line drawn from the top of any side wall of all magazines to any part of the nearest building or structure will pass through said land form or barricade; and
 2. A straight line drawn from the top of any side wall of all magazines to any point 12 feet above the centerline of a railroad or a street traversable by the public will pass through said land form or barricade.

Artificial barricades shall be a mound or revetted wall of earth with a minimum thickness of 3 feet.

- e. Compliance Review. A Major Use Permit for storage of explosives shall be conditioned to require the submittal of a compliance report to the Department once every 5 years (from the date of approval of the Use Permit) demonstrating, to the satisfaction of the Director, that the use meets the requirements of this section and all applicable conditions of the Major Use Permit. As a result of such review, the Director may determine that the use is in compliance with the Major Use Permit or may determine that the Major Use Permit shall be subject to review by the Approving Authority. As the result of such review, or at any time, if said Approving Authority finds that circumstances or conditions have changed so that the use no longer meets the requirements of this section or the conditions of the Major Use Permit, said permit may be modified, or revoked, whichever is more appropriate.

Section 47. Section 6952 of the Zoning Ordinance is amended to read as follows:

6952 LARGE WIND TURBINE

Any number of large wind turbines may be allowed as a Major Impact Services and Utilities use type with a Major Use Permit approved in accordance with the Use Permit Procedure commencing at Section 7350 and subject to the following requirements:

- a. Lot size and status. The lot on which the large wind turbine(s) is to be located shall be at least five acres in size and shall be a legal lot.
- b. Location. The lot shall be located in a wind resources area shown on the Wind Resources Map approved by the Board of Supervisors on May 15, 2013 (Item 8) and on file at the Clerk of the Board of Supervisors as document number _____.

[c. through m. No changes]

Section 48. Section 6952 SOLAR ENERGY SYSTEM of the Zoning Ordinance is renumbered to 6954 and amended to read as follows:

~~6952~~ 6954 SOLAR ENERGY SYSTEM

- a. Solar Energy System, Onsite Use shall be permitted as follows:
 1. A photovoltaic solar energy system for onsite use shall be allowed as an accessory use to all Agricultural, Civic, Commercial, Industrial and Residential use types in all zones in accordance with the following requirements:
 - i. Setback. A System shall meet all of the main building setback requirements of the zone or comply with Section 4835.f.
 - ii. Height. A System shall meet the height limit of the height designator of the zone, except when allowed to extend not more than 5 feet above the highest point of the roof, in accordance with Section 4620.i.
 - iii. Solar Panel Description. The panel manufacturer and model shall be specified as part of the building permit.
 - iv. Special Area Regulations: Photovoltaic solar energy systems for onsite use subject to a Special Area Designator must comply with the applicable Special Area Regulations provisions of Sections 5000 through 5999.
- b. Solar Energy System, Offsite Use shall be permitted as follows:
 1. A photovoltaic solar energy system for offsite use with a project area of less than 10 acres shall be allowed with an Administrative Permit in all zones in accordance with the Administrative Permit Procedure commencing at Section 7050. The following findings must be made prior to approval of an Administrative Permit:

- (a.) That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - i. Harmony in scale, bulk, coverage and density;
 - ii. The availability of public facilities, services and utilities;
 - iii. The harmful effect, if any, upon desirable neighborhood character;
 - iv. The generation of traffic and the capacity and physical character of surrounding streets;
 - v. The suitability of the site for the type and intensity of use or development which is proposed; and to
 - vi. Any other relevant impact of the proposed use; and
 - (b.) That the impacts, as described in paragraph "b.1.(a.)" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan; and
 - (c.) That the requirements of the California Environmental Quality Act have been complied with; and
 - (d.) That the applicant has provided the County with an owner consent letter demonstrating to the satisfaction of the Director that the operator of the Solar Energy System is authorized to use the property for a Solar Energy System, unless the operator owns the land upon which the Solar Energy System will be located.
2. A photovoltaic solar energy system for offsite use with a project area of 10 acres or more, or a combination of parcels with a combined area of 10 acres or more is a Major Impact Service and Utility in all zones and shall require a Major Use Permit permitted in accordance with the use permit procedure commencing at section 7350. The use permit conditions shall include the requirements in subsection a-b.1(d) and subsection 3(a) through (d) of this Section.
 3. All other types of a solar energy systems or solar power plants including concentrating solar power plants, parabolic troughs, concentrating linear fresnel reflectors, stirling solar dish, or a solar power tower are a Major Impact Service and Utility in all zones and shall require approval of a Major Use Permit in accordance with section 7350 and the following requirements on any parcel of land:
 - (a.) Setback. A system or plant shall meet all of the setback requirements of the zone.

- (b.) Height. A system or plant of more than 200 feet in height is required to comply with Federal Aviation Administration safety height requirements.
 - (c.) Visual. The following measures shall be followed in order to minimize the visual impact of the project:
 - i. Removal of existing vegetation shall be minimized.
 - ii. Internal roads shall be graded for minimal size and disruption.
 - iii. Any accessory buildings shall be painted or otherwise visually treated to blend with the surroundings.
 - iv. A structure shall be non-reflective in all areas possible to blend with the surroundings.
 - (d.) Security. The operator shall provide a security in the form and amount determined by the Director to ensure removal of the Solar Energy System. The security shall be provided to ~~DPLUPDS~~ prior to building permit issuance. Once the Solar Energy System has been removed from the property pursuant to a demolition permit to the satisfaction of the Director, the security may be released to the operator of the Solar Energy System.
4. Special Area Regulations: Photovoltaic solar energy systems for offsite use subject to a Special Area Designator must comply with the applicable Special Area Regulations provisions of Sections 5000 through 5999.

Section 49. Section 6983.P, (Wireless Telecommunications Facilities, Definitions) of the Zoning Ordinance is amended to read as follows:

- P. Panel Antenna - An antenna or array of antennas designed to concentrate a radio signal in a particular area. Also called directional antennas.

Public Safety Communications facilities: Telecommunications facilities operated and maintained by public agencies that support Public Safety Communications Systems, which provide wireless communications to law enforcement, fire services, emergency medical services, and other public safety/service agencies. These facilities are considered Essential Services pursuant to Section 1335.

Section 50. Section 6983.W (Wireless Telecommunications Facilities, Definitions) of the Zoning Ordinance is amended to read as follows:

- W. Whip Antenna – An antenna that transmits signals in 360 degrees. Whip antennas are typically cylindrical in shape and are less than 3 inches in diameter and measure up to 6

feet in length, including the mounting. Also called omni-directional, stick or pipe antennas.

Wireless Community Master Plan – a Master Plan of preferred sites and designs for wireless facilities for a defined geographic area prepared in cooperation with one or more wireless service providers; formally submitted by the community planning group or sponsor group or by a homeowners association representing at least 4,000 residents and at least 5,000 acres to the Director; reviewed by the Director for such issues as aesthetics and community compatibility; and following public review, approved by the Director. A Community Master Plan can be applicable to all providers or to selected providers as defined in the Plan.

Wireless Telecommunications Facility – Any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas and other types of equipment for the transmission or receipt of such signals, telecommunications towers or similar structures supporting said equipment, equipment buildings, parking area and other accessory development. Also known as a wireless communications facility. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules nor to TV and radio transmission facilities, nor to Public Safety Communications facilities.

Section 51. Section 7352 of the Zoning Ordinance is amended to read as follows:

7352 CLASSIFICATION OF USE PERMITS AND ORIGINAL JURISDICTION.

Use Permits shall be classified and original jurisdiction exercised over them as follows, except as otherwise provided in Sections 7376 and 7378:

- a. Major Use Permit. Applications for granting or modifying the conditions of a permit for one or more uses, structures or actions, any one of which requires a Major Use Permit, shall require Major Use Permits and shall be under the original jurisdiction of the Planning Commission, except that Major Use Permits which are not within the ~~Current Urban Development Area~~ Village Regional Category as shown by the General Plan, Regional Land Use Element and propose connection to the Rancho San Diego Interceptor sewer line shall be under the original jurisdiction of the Board of Supervisors with the Planning Commission making a report to the Board of Supervisors.
- b. Minor Use Permit. Application for granting or modifying the conditions of a permit for any use, structure, or action requiring a Minor Use Permit shall be under the original jurisdiction of the Director, except that applications for Minor Use Permits filed concurrently with tentative subdivision maps, reclassifications or Major Use Permits shall be under the jurisdiction of the body having jurisdiction over the tentative subdivision maps, reclassifications and Major Use Permits. Any use allowed by a Minor Use Permit may be allowed by a Major Use Permit.
- c. Concurrent Use Permit. Applications for granting or modifying the conditions of a use permit filed concurrently with any other application under the original jurisdiction of the Board of Supervisors shall be under the original jurisdiction of the Board of Supervisors,

and shall receive a recommendation from the Planning Commission prior to action by the Board of Supervisors.

Section 52. Section 7357 of the Zoning Ordinance is amended to read as follows:

7357 **EFFECT OF USE PERMIT ON OTHER USE OF THE PROPERTY**

The granting of a use permit does not limit or preclude the establishment or operation of any uses on the remainder of the lot(s) or parcel(s) outside the boundaries of the use permit as delineated pursuant to Section 7354.b.2. For the portion of the parcel covered by the use permit, no use shall be allowed within the use permit boundary other than those specified in the use permit except as specified in Section 6106 or 6158.e of the Zoning Ordinance. No additional uses, by right or conditionally permitted, shall be allowed within the use permit area without modification of the permit. If, subsequent to the granting of a use permit, the use(s) authorized thereby become permitted uses through a zoning amendment, or the holder of the use permit desires to terminate the use permit, the holder of the use permit may request, and the Director may approve, termination of the use permit. Upon such termination, the terms and conditions of the use permit shall no longer be applicable to that property or to the use thereof.

Section 53. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

POD-13-003

(Underline indicates addition)

(~~Strikeout~~ indicates deletion)

ORDINANCE NO. _____ (N.S.)

AN ORDINANCE AMENDING TITLE 3 DIVISION 6 CHAPTER 4 OF THE SAN DIEGO COUNTY CODE RELATED TO NOISE ABATEMENT AND CONTROL AND AMENDING TITLE 8 DIVISION 6 OF THE SAN DIEGO COUNTY CODE TO ADD CHAPTER 8 RELATED TO REQUESTS FOR REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING ACTS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the San Diego County Code should be updated by amending Chapter 4 of Division 6 of Title 3 related to Hours of Operation of Construction Equipment and to General Sound Level Limits and by adding Chapter 8 to Division 6 of Title 8 to provide provisions for Reasonable Accommodations under the Fair Housing Acts. The Board finds that these amendments are reasonable and necessary for the public health, safety, convenience, and welfare.

Section 2. Section 36.404 is amended to read as follows:

SEC. 36.404. GENERAL SOUND LEVEL LIMITS.

(a) Except as provided in section 36.409 of this chapter, it shall be unlawful for any person to cause or allow the creation of any noise, which exceeds the one-hour average sound level limits in Table 36.404, when the one-hour average sound level is measured at the property line of the property on which the noise is produced or at any location on a property that is receiving the noise.

**TABLE 36.404
SOUND LEVEL LIMITS IN DECIBELS (dBA)**

ZONE	TIME	ONE-HOUR AVERAGE SOUND LEVEL LIMITS (dBA)
(1) RS, RD, RR, RMH, A70, A72, S80, S81, S90, S92, RV, and RU with a General Plan Land Use Designation density of less than 10.9 dwelling units per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
(2) RRO, RC, RM, S86, <u>FB-V5</u> , RV and RU with a General Plan Land Use Designation density of 10.9 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
(3) S94, <u>FB-V4</u> , <u>AL-V2</u> , <u>AL-V1</u> , <u>AL-CD</u> , <u>RM-</u>	7 a.m. to 10 p.m.	60

<u>V5, RM-V4, RM-V3, RM-CD</u> and all commercial zones.	10 p.m. to 7 a.m.	55
(4) <u>FB-V1, FB-V2, RM-V1, RM-V2</u> <u>V1, V2</u>	7 a.m. to 7 p.m.	60
	7 p.m. to 10 p.m.	55
<u>FB-V1, RM-V2</u>	10 p.m. to 7 a.m.	55
<u>FB-V2, RM-V1</u>	10 p.m. to 7 a.m.	50
<u>FB-V3</u>	7 a.m. to 10 p.m.	70
	10 p.m. to 7 a.m.	65
(5) M50, M52, and M54	Anytime	70
(6) S82, M56, and M58.	Anytime	75
(7) S88 (see subsection (c) below)		

(b) Where a noise study has been conducted and the noise mitigation measures recommended by that study have been made conditions of approval of a Major Use Permit, which authorizes the noise-generating use or activity and the decision making body approving the Major Use Permit determined that those mitigation measures reduce potential noise impacts to a level below significance, implementation and compliance with those noise mitigation measures shall constitute compliance with subsection (a) above.

(c) S88 zones are Specific Planning Areas which allow different uses. The sound level limits in Table 36.404 above that apply in an S88 zone depend on the use being made of the property. The limits in Table 36.404, subsection (1) apply to property with a residential, agricultural or civic use. The limits in subsection (3) apply to property with a commercial use. The limits in subsection (5) apply to property with an industrial use that would only be allowed in an M50, M52 or M54 zone. The limits in subsection (6) apply to all property with an extractive use or a use that would only be allowed in an M56 or M58 zone.

(d) If the measured ambient noise level exceeds the applicable limit in Table 36.404, the allowable one-hour average sound level shall be the one-hour average ambient noise level, plus three decibels. The ambient noise level shall be measured when the alleged noise violation source is not operating.

(e) The sound level limit at a location on a boundary between two zones is the arithmetic mean of the respective limits for the two zones. The one-hour average sound level limit applicable to extractive industries, however, including but not limited to borrow pits and mines, shall be 75 decibels at the property line regardless of the zone in which the extractive industry is located.

(f) A fixed-location public utility distribution or transmission facility located on or adjacent to a property line shall be subject to the sound level limits of this section measured at or beyond six feet from the boundary of the easement upon which the facility is located.

Section 3. Section 36.408 is amended to read as follows:

SEC. 36.408. Hours of Operation of Construction Equipment.

Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment:

(a) Between 7 p.m. and 7 a.m.

(b) On a Sunday or a holiday. For purposes of this section, a holiday means January 1st, the last Monday in May, July 4th, the first Monday in September, the fourth Thursday in November and December 25th and any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday. A person may, however, operate construction equipment on a Sunday or holiday between the hours of 10 a.m. and 5 p.m. at the person's residence or for the purpose of constructing a residence for himself or herself, provided that the operation of construction equipment is not carried out for financial consideration or other consideration of any kind and does not violate the limitations in sections 36.409 and 36.410.

Section 4. Chapter 8 is added to Division 6 of Title 8 the San Diego County Code to read as follows:

Title 8: ZONING AND LAND USE REGULATIONS
Division 6: MISCELLANEOUS LAND USE REGULATIONS
Chapter 8: REASONABLE ACCOMMODATION

SEC. 86.801. Purpose.

This section provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.

SEC. 86.802. Applicability.

A request for reasonable accommodation may be made by any person with a disability, or by an entity acting on behalf of a person or persons with disabilities to provide or secure equal access to housing, when the application of a zoning regulation or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has a record of such impairment. This section is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability with equal opportunity to housing of their choice. Requests for reasonable accommodation shall be

made in the manner prescribed by Section 86.903. Nothing in this chapter shall relieve the requirement to obtain applicable building permits.

SEC. 86.803. Application requirements.

(a) Application. Requests for reasonable accommodation shall be submitted on an application form provided by Planning & Development Services, or in the form of a letter to the Director of Planning & Development Services, and shall contain the following information:

- (1) The applicant's name, address and telephone number;
- (2) The street address and assessor's parcel number of the property for which the request is being made;
- (3) The current actual use of the property;
- (4) The basis for the claim that the individual (or group of individuals, if application is made by an entity acting on behalf of a person or persons with disabilities) is considered disabled under the Acts;
- (5) The Zoning Ordinance regulation, provision or policy from which reasonable accommodation is being requested;
- (6) Why the requested accommodation is necessary to make the specific property accessible to the individual or group of individuals.

(b) Concurrent Review. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval, then the applicant may file the request concurrently with the application for discretionary approval.

SEC. 86.804. Review authority and procedure.

(a) Director. Requests for reasonable accommodation shall be reviewed by the Director of Planning & Development Services, or his/her designee, if no approval is sought other than the reasonable accommodation request. The Director or his/her designee shall make a written determination within forty-five (45) days and either grant, grant with modifications or deny a request for reasonable accommodation in accordance with Section 86.905. The Director's decision may be appealed to the Planning Commission pursuant to the Administrative Appeal Procedure of the Zoning Ordinance Section 7200 et seq.

(b) Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application. The applicable review authority shall make a written determination and either grant, grant with modifications or deny a request for reasonable accommodation in accordance with Section 86.905. An appeal of a decision shall be subject to the appeal provisions of the discretionary permit application in the applicable section of the Zoning Ordinance.

SEC. 86.805. Findings and decision.

(a) Findings. The written decision to grant, grant with modifications or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following:

- (1) Whether the housing which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and that the accommodation requested is necessary to make specific housing available to the individual or group of individuals with (a) disability(ies) under the Acts;
 - (2) Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit, or if alternative accommodations would be suitable based on the circumstances of this particular case;
 - (3) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the county;
 - (4) Whether the requested reasonable accommodation would be consistent with the general plan land use designation of the property which is the subject of the reasonable accommodation request, and with the general purpose and intent in the applicable Zoning Use Regulations;
 - (5) Whether the requested reasonable accommodation substantially affects the physical attributes of the property.
- (b) Conditions of Approval. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required in Subsection (a) of this section.

SEC. 86.806. Appeal of determination.

A determination by the reviewing authority to grant, grant with modifications, or deny a request for reasonable accommodation may be appealed pursuant to Section 86.904 of this code.

Section 5. This ordinance shall take effect and be in force thirty days after its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the _____, a newspaper of general circulation published in the County of San Diego.

DEFENSE AND INDEMNIFICATION AGREEMENT
BETWEEN THE COUNTY OF SAN DIEGO AND APPLICANT

This Agreement is made and entered into between the County of San Diego (County), a political subdivision of the State of California, and _____ (Applicant).

WHEREAS, Applicant requests that the County process the application described in Attachment A to this Agreement (hereafter referred to as the "Project");

WHEREAS, the Project is a land use development project or other land use decision for which a defense and indemnification agreement is required under San Diego County Code section 86.201; and

~~WHEREAS, in consideration of Applicant's request for County to process an application for the Project, and County's agreement to process a complete application for the Project; and~~

WHEREAS, it is in the public interest for County and Applicant to enter into this Defense and Indemnification Agreement since Applicant will benefit from the County's processing of the application.

NOW, THEREFORE, in consideration of Applicant's request for County to process an application for the Project and other consideration the receipt and sufficiency of which is hereby acknowledged, County and Applicant agree as follows:

1. Applicant shall defend and indemnify the County, its agents, officers and employees (collectively "County Parties") from any claim, action, liability or proceeding against the County Parties to attack, set aside, void or annul the Project or any of the proceedings, acts or determinations taken, done or made as a result of County's processing and/or approval of the Project. Applicant's obligation to defend and indemnify under this Agreement shall apply to any lawsuit or challenge against the County Parties alleging failure to comply with the California Environmental Quality Act or ~~compliance~~ with the requirements of any other federal, state, or local laws, including but not limited to general plan and zoning requirements. Applicant's obligations under this Agreement to defend and indemnify the County Parties shall include, but not be limited to, payment of all court costs and attorneys' fees, all litigation costs, all costs of any judgments or awards against the County, and/or any/all settlement costs, which arise out of County's processing and/or approval of the Project.

2. The County shall notify the Applicant promptly of any claim, action or proceeding and cooperate fully in the defense. Upon receipt of such notification, Applicant shall assume the defense of the claim, action, or proceeding, including the employment of counsel reasonably satisfactory to the County and Applicant, and the prompt payment of the attorneys' fees and costs of such counsel. In the event of a disagreement between the County and Applicant over litigation issues, County shall have the authority to control the litigation and make litigation decisions, including but not limited to, settlement or other disposition of the matter. If County reasonably determines that having common counsel would present such counsel with a conflict of interest, or if Applicant fails to promptly assume the defense of the claim, action, or proceeding or to promptly employ counsel reasonably satisfactory to County, then County may employ separate counsel to represent or defend the County, and Applicant shall pay the reasonable attorneys' fees and costs of such counsel within 30 days of receiving an itemized billing therefor. At its sole discretion, the County may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve the Applicant of any obligation imposed by this Agreement.

3. Applicant's obligations to defend and indemnify under this Agreement shall apply whether or not there is concurrent, active, or passive negligence on the part of the County Parties, except that Applicant's obligation to indemnify shall not apply where the court finds there is gross negligence or willful misconduct by the County Parties. Applicant's obligations under this Agreement shall be effective regardless of whether any or all Project approvals and/or actions by the County regarding the Project remain valid or are invalidated by any court.

4. The Board of Supervisors may require security from Applicant to address the risks associated with the Project pursuant to section 86.202 of the San Diego County Code. When the Board of Supervisors requires security from the Applicant, Applicant shall provide security in the form and amount, and at the time, specified by the Board.

5. Failure to promptly defend or indemnify County, and/or provide security when required by the Board of Supervisors, is a material breach which shall entitle County to all remedies available under law, including but not limited to specific performance and damages. Moreover, failure to defend or indemnify, and/or provide security when required by the Board of Supervisors, shall constitute grounds upon which the County decision-making body may rescind its approval(s) associated with the Project, and a waiver by Applicant of any right to proceed

with the Project or any portion thereof.

6. Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate or otherwise transfer all or any of the rights or obligations of this Agreement, and notwithstanding a change in or transfer of ownership of the real property upon which the Project is located (or any interest therein). However, the Applicant may be released from such obligations if the Applicant obtains the County's prior written consent to such transfer, which consent shall not be unreasonably withheld.

7. All notices required under this Agreement shall be in writing and delivered by ~~either~~ the United States Postal Service, any commercially available letter or package delivery service, or ~~by fax~~, electronic mail (email) provided that a copy of the email is retained that shows the date and time of transmission. The notices shall be addressed to the following:

County:	Applicant (print):
Director of Planning and Development Services County of San Diego 5510 Overland Ave., Suite 110 San Diego, CA 92123	_____ _____ _____ _____
<u>Email:</u>	<u>Email:</u>

8. Each party executing this Agreement represents and warrants that it has been duly authorized to enter into this Agreement, and has full and complete authority to do so. Each party expressly waives any defense to this Agreement based on any lack of authority to enter into and be bound by the terms of this Agreement.

9. This Agreement shall constitute the complete understanding of the parties with respect to the matters set

[Remainder of this page left blank intentionally]

forth herein. Neither party is relying on any other representation, oral or written. This Agreement may not be changed except by a written amendment signed by both parties.

IN WITNESS HEREOF, the parties do hereby agree to the terms of this Agreement.

COUNTY

APPLICANT

By: _____
Mark Wardlaw, Director
of Planning and Development
Services
Date: _____

By: _____
Name (print): _____
Title: _____
Date: _____

Project Description:

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Zoning Ordinance Update No. 30 and County Code Amendments
POD 13-003, Log No. ER 13-00-001**

June 26, 2014

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. The San Diego County Resource Protection Ordinance is not applicable to this project

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES NO NOT APPLICABLE

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. The WPO is not applicable to this project

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposed project consists of Zoning Ordinance and County Code Amendments which are not considered land development permits. The project is not subject to the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.