



County of San Diego

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June 26, 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

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 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.



Signature

June 26, 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 |
| <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 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?

- | | |
|---|--|
| <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: 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.

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.

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. 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

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).

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 |

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.

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 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 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 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 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 | <input type="checkbox"/> No Impact |

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 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 | <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. 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 of 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 |
|---|--|

- 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. 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?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated 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 |
| <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 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?

- | | |
|---|--|
| <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 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 of 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 |
| <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. 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?

- | | |
|---|--|
| <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 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, 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 21440 et 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 |
| <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 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?

- | | |
|---|--|
| <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: 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.

AESTHETICS

- California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov>)
- California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)
- County of San Diego, Planning & Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)
- County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)
- County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)
- Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).
- Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996). (<http://www.fcc.gov/Reports/tcom1996.txt>)
- Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000 (<http://www.dark-skies.org/ile-gd-e.htm>)
- International Light Inc., Light Measurement Handbook, 1997. (www.intl-light.com)
- Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPIP), Lighting Answers, Volume 7, Issue 2, March 2003. (www.lrc.rpi.edu)
- US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA. (<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)
- US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System. (www.blm.gov)
- US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.
- US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System. (<http://www.fhwa.dot.gov/legregs/nhsdatoc.html>)

AGRICULTURE RESOURCES

- California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994. (www.consrv.ca.gov)
- California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)
- California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

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California Land Conservation (Williamson) Act, 1965.
(www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996.
(www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

United States Department of Agriculture, Natural Resource Conservation Service LESA System. (www.nrcs.usda.gov, www.swcs.org).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (www4.law.cornell.edu)

BIOLOGY

California Department of Fish and Wildlife (CDFW). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFW and California Resources Agency, Sacramento, California. 1993. (www.dfg.ca.gov)

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. (www.amlegal.com)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Wildlife and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Wildlife, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (www.ceres.ca.gov)

U.S. Army Corps of Engineers Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers, Wetlands Research Program Technical Report Y-87-1. 1987. (<http://www.wes.army.mil/>)

U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. (www.epa.gov)

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