



County of San Diego

PLANNING & DEVELOPMENT SERVICES
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DAHVIA LYNCH
DIRECTOR

Date: January 13, 2023

To: Planning Commission

From: Camila Easland, Project Manager

RE: CEQA Guidelines Section 15164 Addendum to the Previously Adopted Program Environmental Impact Report for the County of San Diego General Plan Update (Environmental Review Number 02-ZA-001; Sch. 2002111067) for Purposes of Consideration of the Housing Zoning Ordinance Update, PDS2022-POD-22-004; PDS-2023-ER-00-001

Finding that California Environmental Quality Act (CEQA) Section 15164 applies to the Housing Zoning Ordinance Update, [PDS2022-POD-22-004](#). CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred. CEQA Guidelines Section 15164 applies to the Zoning Ordinance Update. There are some changes and additions which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update in accordance with CEQA Guidelines Section 15164. These modifications would not involve a substantial increase in the severity of previously identified significant effects identified in the Program EIR for the County of San Diego General Plan Update and would not create new potentially significant impacts that would require new mitigation. The Final Program EIR for the County of San Diego General Plan Update is hereby amended by this Addendum and the Environmental Checklist as described below.

Location:

The project is located within the unincorporated areas of San Diego County within the First, Second, Third, Fourth and Fifth Supervisorial Districts.

Background

Sections 7501 and 7503.e of the Zoning Ordinance authorize the Director of Planning and Development Services (PDS) to initiate requests to amend the Zoning Ordinance as necessary to implement and ensure consistency with the General Plan. In conformance with State law and the General Plan Implementation Plan, PDS periodically packages a series of proposed Zoning Ordinance amendments for consideration by the Board. This project constitutes the 108th Zoning Ordinance update package since the Ordinance was originally adopted in 1978.

Staff maintains an ongoing list throughout the year of potential ordinance and code changes that are either suggested by County staff, customers, or community members who regularly utilize these documents, or are required by updated or new state legislation. In support of PDS's efforts toward continuous improvement, it is important for the Zoning Ordinance and County Code to be revised on a

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regular basis. The revisions are intended to improve the clarity of regulations, to streamline regulations or correct errors that create difficulties for customers and staff, to add definitions or regulations that address new uses or business practices, and to comply with state legislation. The amendments included as part of these periodic updates are intended to be minor in nature. More substantial amendments which could result in more significant impacts or generate a significant amount of public concerns and comments are typically processed as separate projects.

When determining which changes to bring forward as part of the package of proposed ordinance and code amendments, staff researches each request by consulting customers, members of various industry groups and knowledgeable staff, including threading potential issues with other County departments such as Agriculture, Weights and Measures, General Services and the Sheriff Department. Staff also researches similar regulations in other jurisdictions to identify best practices and potential issues. Finally, staff closely considers all comments received during the public review period.

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA- 00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural And Paleontological Resources; 6) Geology And Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

Of these seventeen environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist which make the impacts acceptable.

Project Changes

Similar to the General Plan Update, the proposed amendments to the Zoning Ordinance include changes that encompass the entire unincorporated County of San Diego. These amendments have been proposed in order to comply with the requirements of recently-adopted State housing laws. The amendments are intended to be minor in nature and do not require changes to the County's General Plan land use designations, zoning districts, or parcel-specific zoning designators. The zoning amendments are required for the following topics:

- Accessory Dwellings Units (ADUs) and Junior Accessory Dwelling Units (JADUs)
- Low Barrier Navigation Centers (LBNCs)
- Religious Institution Affiliated Housing Development Projects
- Small Home Lot Developments
- Emergency Shelters
- Supportive Housing
- Housing Development Projects on Existing Legal Parcels
- Student Housing
- Density Bonus
- Demolition and Replacement Units
- Affordable Housing Entrances and Amenities
- Housing Affordable to Low-Income Households

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Table 1 and Table 2 below provide descriptions of the proposed Zoning Ordinance and County Code changes and the purpose for each change.

Table 1: Zoning Ordinance Amendments Summary

Zoning Amendment Item Number	Section / Title	Purpose
1	1100/Definitions	Add a definition for Low Barrier Navigation Center (LBNC), which shall have the meaning prescribed in California Government Code Section 65660.
2	1100/ Definitions	Add a definition for Religious Institution Affiliated Housing Development Project, which shall have the meaning prescribed in California Government code Section 65913.6.
4	1100/ Definitions	Add a definition for Small Home Lot Development, which shall have the meaning prescribed in California Government Code Section 66499.40.
5	1100/ Definitions	Add a definition for Emergency Shelter, which shall have the definition prescribed in Health and Safety Code 50801.
7	Various sections in Chapter 2000 (Use Regulations)	Add LBNC as an allowable use where mixed-use is allowed and in nonresidential zones that allow multifamily uses. These zones are RC, C31, C32, C34, C35, C36, C37, C38, C40, and C42.
8	4221/Minimum Lot Area Requirements, Net or Gross	Add a universal exemption that allows for housing projects on existing legal parcels, regardless of consistency with existing minimum lot size requirement, provided that all other applicable requirements are met.
9	5015/Application and Designation	Exempt Supportive Housing uses from special areas regulators that would require discretionary review as required by State housing law.
10	5015/Applications and Designation	Exempt LBNCs from special areas regulators that would require discretionary review as required by State housing law.
11	5015/Application and Designation	Exempt housing projects that require ministerial approval pursuant to state law from special areas regulators that would require discretionary review.
12	5015/Application and Designation	Exempt Emergency Shelters from special areas regulators that would require discretionary review as required by State housing law.
13	6156/Residential and Agricultural Use Types	Increase maximum height for ADUs from 24 to 25 feet.

Table 1, continued

Zoning Amendment Item Number	Section / Title	Purpose
14	6156/Residential and Agricultural Use Types	<p>Add the following changes as required by State housing law:</p> <ul style="list-style-type: none"> • 6156.x: Revise to allow at least one attached accessory dwelling unit (ADU), and up to 25% of the number of units. • 6156.x: Revise to allow not more than 2 detached ADUs subject to a 25-foot height limit and 4-foot rear and side setbacks • 6156.x: Revise to allow at least 850 or 1,000 square foot unit • 6156.x: Revise to change setback to 4 feet • 6156.x: Remove parking setbacks • 6156.x: Allow parking in the setbacks and remove replacement parking requirement • 6156.ii: Remove minimum lot size; remove guest for more than 30 days • 6156.II: Revise to allow an ADU and a junior ADU (JADU) on the same lot. Section was removed an combined with 6156x.
16	6355/Eligibility for Affordable Housing/Density Bonus Program and Permit	<p>Add a subsection (f) to include Student Housing as a use eligible for affordable housing/density bonus program and permit. This would apply to proposed housing developments in which all development units would be used for students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer would be required to enter into an agreement with the institution to the effect that where 20 percent of the units are used for lower income students, as defined, provided at a specified rent level, and provide priority for the applicable affordable units for lower income students experiencing homelessness, the units shall be subject to a recorded affordability restriction of 55 years.</p>
17	6360/Density Bonus	<p>Add Student Housing for Full-Time Enrolled Students as an income category. The minimum percentage of base units that must be reserved to qualify for the bonus would be 20%, and the maximum bonus would be 35% of the base units.</p>
18	6370/Parking Requirements	<p>Update the Parking Requirements table to reduce the number of on-site parking spaces needed for 2-3 bedroom units from 2 spaces to 1.5 spaces.</p> <p>Add subsection g outlining parking requirements for religious institution affiliated housing projects.</p>
19	6375/Affordable Units and Replacement Units	<p>Add subsection e: Replacement Units. Require that all proposed projects requiring residential unit demolition shall provide replacement units pursuant to section 65915(c)(3)(B) of the Government Code.</p>

Table 1, continued

Zoning Amendment Item Number	Section / Title	Purpose
20	6375/Affordable Units and Replacement Units	<p>Update subsection (d): Location and Type of Reserved Units to include the following requirements:</p> <ul style="list-style-type: none"> • The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common entrances to that structure as the occupants of the market-rate housing units. • The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common areas and amenities of that structure as the occupants of the market-rate housing units. • A mixed-income multifamily structure shall not isolate the affordable housing units in that structure to a specific floor or an area on a specific floor.
21	6911/Emergency Shelters	Remove parking requirements for emergency shelters based on the number of beds.
22	6360/Density Bonus	<p>Update the Density Bonus Table to include Very Low or Low Income as an income category. The minimum percentage of base units that must be reserved to qualify for the bonus would be 100%, and the maximum bonus would be 80% of the base units.</p> <p>Increase the maximum bonus for both Very Low Income units and Low Income units from 35% to 50% as required by State housing law.</p>
23	6360/Density Bonus	Add subsection 6: Transit Accessible Areas as developments entitled to a density bonus. Housing development projects built within one-half mile of a major transit stop in which 100 percent of the units are affordable to lower-incomes shall have no maximum density requirements. Such projects would also receive a height increase of up to three additional stories, or 33 feet.
24	6365/Incentives	<p>Update the Incentives Summary table to reduce the required percentage of reserved units for Low Income units to receive a maximum of 3 or 4 incentives.</p> <p>Add Lower Income Students in a Student Housing Development as an income category of reserved units. These developments would require 20% of reserved units for Lower Income Students in a Student Housing Development to receive a maximum of one incentive.</p>
25	6758/Parking Requirements: Residential	Add a footnote to the parking requirements for residential uses. Religious institution/assembly parking would be allowed to count towards religious institution/assembly affiliated housing parking requirements, and up to 50% of existing religious institution/assembly parking spaces may be eliminated as part of a religious institution/assembly affiliated housing development project.

Table 1, continued

Zoning Amendment Item Number	Section / Title	Purpose
26	6764/Parking Requirements: Civic	Add a footnote to the parking requirements table for civic uses. Religious institution/assembly parking would be allowed to count towards religious institution/assembly affiliated housing parking requirements, and up to 50% of existing religious institution/assembly parking spaces may be eliminated as part of a religious institution/assembly affiliated housing development project.
27	6914/Small Home Lot Development	Add a Section 6914: Small Home Lot Development. Small home lot developments would be allowed in multi-family zones where two or more attached or detached units would be allowed on the same lot per the Zoning Ordinance. Small home lot developments would be subject to the provisions outlined in California Government Code Section 66499.40. Small home lot developments would not be subject to requirements including setback requirements between units, except as required in the California Building Code; a minimum requirement on the size of an individual home lot created by the development; a requirement that parking be enclosed or covered; and the formation of a homeowners’ association.
29	6915/Low Barrier Navigation Centers	Add new section 6915: Low-Barrier Navigation Centers to allow low-barrier navigation centers by right areas zoned for mixed use and non-residential zones permitting multifamily use per California Government Code Section 65660.
30	6916/Supportive Housing	Add new section 6916: Supportive Housing to allow supportive housing where multifamily and mixed-use are allowed, per California Government Code Section 65583(c)(3).

The proposed project would not result in any new significant environmental impacts or substantially worsen or increase the severity of impacts already identified in the General Plan Update EIR, based on the analysis provided in this Environmental Review Update Checklist. There are no substantial changes with respect to the circumstances under which the proposed project is undertaken that require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified that show significant effects or more severe effects than those analyzed in the Final EIR.

Finding

The Final Program EIR for the County of San Diego General Plan Update, as amended by this Addendum and the Environmental Review Checklist, may be used to fulfill the environmental review requirements of the Zoning Ordinance Update. Because the changes to the Zoning Ordinance meet the conditions for the application of CEQA Guidelines Section 15164, a preparation of a subsequent or supplemental EIR is not required.



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DAHVIA LYNCH
DIRECTOR

January 13, 2023

ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM FOR PROJECTS WITH PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENTS

FOR PURPOSES OF CONSIDERATION OF A 2023 HOUSING ZONING ORDINANCE UPDATE PDS2017-POD-17-004, PDS-2023-ER-00-001

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the Zoning Ordinance Update.

1. Background on the previously certified EIR:

A Program Final EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program Final EIR evaluated potentially significant effects for the following environmental areas of potential concern: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Paleontological Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Utilities and Service Systems, and Climate Change.

Of these environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The certified Final Program EIR found that the project would cause significant effects which could be mitigated to a level below significance for the following areas: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Global Climate Change. Effects to Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems remained significant and unavoidable. A Statement of Overriding Considerations was made in approving the General Plan Update. The previously certified Program Final EIR is available at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>.

2. Lead agency name and address:

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

- a) Contact: Camila Easland, Land Use/Environmental Planner
- b) Phone number: (619) 323-7362
- c) E-mail: Camila.Easland@sdcounty.ca.gov

3. Project applicant’s name and address:

Camila Easland
County of San Diego, Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

4. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Several amendments to the San Diego County Zoning Ordinance are proposed in order to comply with recently adopted California state housing laws. No development is proposed, nor are any primary uses proposed. The proposed Zoning Ordinance Update includes provisions related to Accessory Dwellings Units (ADUs) and Junior Accessory Dwelling Units (JADUs); Low Barrier Navigation Centers (LBNCs); Religious Institution Affiliated Housing Development Projects; Small Home Lot Developments; Emergency Shelters; Intergenerational Senior Housing; Supportive Housing; Housing Development Projects; Student Housing; Density Bonus; Demolition and Replacement Units; Affordable Housing Entrances and Amenities; Trailers; and Housing Affordable to Low-Income Households.

The proposed amendments and additions to the San Diego County Zoning Ordinance consist of updates to the following County Code sections:

Section 1100: Definitions

Various Sections in Chapter 2000: Use Regulations

- **Section 2263: Permitted Uses Subject to Limitations**
- **Section 2313: Permitted Uses Subject to Limitations**
- **Section 2323: Permitted Uses Subject to Limitations**
- **Section 2343: Permitted Uses Subject to Limitations**
- **Section 2353: Permitted Uses Subject to Limitations**
- **Section 2363: Permitted Uses Subject to Limitations**
- **Section 2373: Permitted Uses Subject to Limitations**
- **Section 2383: Permitted Uses Subject to Limitations**
- **Section 2403: Permitted Uses Subject to Limitations**
- **Section 2423: Permitted Uses Subject to Limitations**
- **Section 2462: Permitted Uses**

Section 4221: Minimum Lot Area Requirements. Net or Gross

Section 5015: Applications and Designation

Section 6156: Residential and Agricultural Use Types

Section 6355: Eligibility for Affordable Housing/Density Bonus Program and Permit

Section 6360: Density Bonus

Section 6365: Incentives

Section 6370: Parking Requirements

Section 6375: Affordable Units and Replacement Units

Section 6758: Parking Requirements: Residential

Section 6764: Parking Requirements: Civic

Section 6911: Emergency Shelters

Section 6914: Small Home Lot Development

Basic Provisions:

Low Barrier Navigation Center (LBNC) (Section 1100: Definitions)

The Zoning Ordinance Update would add a definition for Low Barrier Navigation Center (LBNC), which shall have the meaning prescribed in California Government Code Section 65660.

Religious Institution Affiliated Housing Development Project (Section 1100: Definitions)

The Zoning Ordinance Update would add a definition for Religious Institution Affiliated Housing Development Project, which shall have the meaning prescribed in California Government code Section 65913.6.

Small Home Lot Development (Section 1100: Definitions)

The Zoning Ordinance Update would add a definition for Small Home Lot Development, which shall have the meaning prescribed in California Government Code Section 66499.40.

Emergency Shelter (Section 1100: Definitions)

The Zoning Ordinance Update would add a definition for Emergency Shelter, which shall have the definition prescribed in Health and Safety Code 50801.

Intergenerational Senior Housing (Section 1100: Definitions)

The Zoning Ordinance Update would add definition for Intergenerational Senior Housing, which shall have the meaning prescribed in Section 51.3.5 of the Civil Code.

Use Regulations:

LBNC (Various Sections in Chapter 2000: Use Regulations)

The Zoning Ordinance Update would add LBNCs as an allowable use where mixed-use is allowed and in nonresidential zones that allow multifamily uses. These zones are RC, C31, C32, C34, C35, C36, C37, C38, C40, and C42.

Development Regulations:

Housing Development Projects on Existing Legal Parcels (Section 4221: Minimum Lot Area Requirements, Net or Gross)

The Zoning Ordinance Update would add a subsection (e), Exemption. This amendment would require that housing projects shall be allowed on existing legal parcels, regardless of the minimum lot size requirement.

Special Area Regulations:

Supportive Housing (Section 5015: Applications and Designations)

The Zoning Ordinance Update would add a subsection (d), Exemption. Supportive Housing Projects would be exempt from Special Area Regulators that require a discretionary review.

LBNC (Section 5015: Applications and Designations)

The Zoning Ordinance Update would exempt LBNCs from Special Area Regulators that require a discretionary review.

Emergency Shelters (Section 5015: Applications and Designations)

The Zoning Ordinance Update would exempt Emergency Shelters from Special Area Regulators that require a discretionary review.

Housing projects required to be processed by right per state law (Section 5015: Applications and Designations)

The Zoning Ordinance Update would exempt housing projects required to be processed by right per state law from Special Area Regulators that require a discretionary review.

General Regulations

ADUs and JADUs (Section 6156: Residential and Agricultural Use Types)

The Zoning Ordinance Update would result in the following changes to Section 6156 regarding ADUs and JADUs:

- ADUs would be allowed to be constructed on legal lots with existing multi-family residences or concurrently with multi-family residences. The amendment would add subsections (a) through (c) outlining the allowable numbers of ADUs and JADUs for single-family residences and multi-family residences. Single-family residences would be allowed to have one ADU and one JADU. Multi-family residences would be allowed to have one ADU within the portions of multifamily structures that are not used as livable space for up to 25 percent of the number of existing multifamily units. Multi-family dwellings could have no more than two detached ADUS, which would be subject to a height limit of 25 feet and a 4-foot rear and side yard setbacks.
- ADUs would be allowed to be sold or conveyed separately from the primary residence if conditions established under Section 65852.26 of the California Government Code are met.
- The requirements for the total floor area of an attached ADU would be updated. Section 6156(x)(5) current states that the floor area of an ADU is not to exceed 50 percent of the floor area of an existing single-family dwelling, up to a maximum floor area of 1,200 square feet. These requirements would be updated to add that the floor area of ADUs shall not exceed at least 850 feet for a studio and one bedroom and 1,000 square feet for a two or more bedroom unit, whichever is higher.

- If ADU parking replaces existing parking, replacement parking would not be required.
- The setback requirements for a 2-story ADU would be reduced from five to four feet from the side and rear lot lines.
- The Accessory Use Regulations table would be revised to remove net lot size restrictions for ADUs. Additionally, ADUs would not be permitted to have guests for less than 30 days.
- One ADU and one JADU would be allowed on any residentially zone permitting a single-family dwelling.

Student Housing (Section 6355: Eligibility for Affordable Housing/Density Bonus Program and Permit)

The Zoning Ordinance Update would add a subsection (f) to include Student Housing as a use eligible for affordable housing/density bonus program and permit. This would apply to proposed housing developments in which all development units would be used for students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer would be required to enter into an agreement with the institution to the effect that where 20 percent of the units are used for lower income students, as defined, provided at a specified rent level, and provide priority for the applicable affordable units for lower income students experiencing homelessness, the units shall be subject to a recorded affordability restriction of 55 years.

Student Housing for Full-Time Enrolled Students (Section 6360: Density Bonus)

The Zoning Ordinance Update would add Student Housing for Full-Time Enrolled Students as an income category. The minimum percentage of base units that must be reserved to qualify for the bonus would be 20%, and the maximum bonus would be 35% of the base units.

Transit Accessible Areas (Section 6360: Density Bonus)

The Zoning Ordinance Update would add Transit Accessible Areas as a development entitled to a density bonus. Housing development projects built within one-half mile of a major transit stop or located in a very low vehicle travel area (Section 65915 (o) of the CGC) in which 100 percent of the units are affordable to lower-incomes would not have maximum density requirements. Such projects would also receive a height increase of up to three additional stories, or 33 feet.

Parking Requirements for 2-3 Bedroom Units (Section 6370: Parking Requirements)

The Zoning Ordinance Update would lower the number of on-site parking spaces needed for 2-3 bedroom units from 2 to 1.5 spaces.

Demolition and Replacement Units (Section 6375: Affordable Units and Replacement Units)

The Zoning Ordinance Update would add a subsection (e), Replacement Units. Under this amendment, any proposed project that would require residential unit demolition would be required to provide replacement units pursuant to section 65915(c)(3)(B) of the Government Code.

Affordable Housing Entrances and Amenities (Section 6375: Affordable Units and Replacement Units)

The Zoning Ordinance Update would update subsection (d): Location and Type of Reserved Units to ensure that a mixed-income multifamily structure does not isolate the affordable housing units in such structure to a specific floor or an area on a specific floor. Additionally, the Zoning Ordinance Update would ensure that occupants of affordable housing units have the same access to the common entrances, common areas, and amenities as the occupants of market-rate housing units.

Parking Requirements for Emergency Shelters (Section 6911: Emergency Shelters)

The Zoning Ordinance Update would remove parking requirements for emergency shelters based on the number of beds.

Very Low or Low Income Units (Section 6360: Density Bonus)

The Zoning Ordinance Update would update the Density Bonus Table to include Very Low or Low Income as an income category. The minimum percentage of base units that must be reserved to qualify for the bonus would be 100%, and the maximum bonus would be 80% of the base units. The Zoning Ordinance Update would also increase the maximum bonus for both Very Low Income units and Low Income units from 35% to 50%.

Low Income and Lower Income Students in a Student Housing Development (Section 6365: Incentives)

The Zoning Ordinance Update would update the Incentives Summary table to reduce the required percentage of reserved units for Low Income units to receive a maximum of 3 or 4 incentives. Additionally, Lower Income Students in a Student Housing Development would be added as an income category of reserved units. These developments would require 20% of reserved units for Lower Income Students in a Student Housing Development to receive a maximum of one incentive.

Parking Requirements for Religious Institution Affiliated Parking Requirements (Section 6758: Parking Requirements: Residential and Section 6764: Parking Requirements: Civic)

The Zoning Ordinance Update would add footnotes to the Parking Requirements tables in both sections. Per these additions, religious institution/assembly parking may count towards religious institution/assembly affiliated housing parking requirements. Up to 50% of existing religious institution/assembly parking spaces may be eliminated as part of a religious institution/assembly affiliated housing development project.

Small Home Lots Developments (Section 6914: Small Home Lot Development)

The Zoning Ordinance Update would add Section 6914: Small Home Lot Development. Small home lot developments would be allowed in multi-family zones where two or more attached or detached units would be allowed on the same lot per the Zoning Ordinance. Small home lots developments would be subject to the provisions outlined in California Government Code Section 66499.40 and would be exempt from the following requirements: setback requirements between the units, except as required from the California Building Code; a minimum requirement on the size of an individual small home lot created by the development; parking be enclosed or covered; and the formation of a homeowners' association.

5. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.

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

- NONE
- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/ Traffic
- Utilities & Services Systems
- Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Camila Easland
Printed Name

Date

Land Use/Environmental Planner
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) states that when an EIR has been certified or a Negative Declaration adopted for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

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

CEQA Guidelines, Section 15162(b) states that if changes to a project or its circumstances occur or new information becomes available after adoption of a Negative Declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent Negative Declaration, an Addendum, or no further documentation.

CEQA Guidelines, Section 15163(a) states that the lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

- a. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
- b. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

CEQA Guidelines, Section 15164(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

Scenic Vistas:

The General Plan Program Final EIR identified impacts to scenic vistas, scenic resources, visual character or quality, and light and glare as potentially significant. Impacts to scenic vistas and resources were less than significant with mitigation; however, impacts to visual quality/character and light or glare were significant and unavoidable.

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 does not propose any development that could impact scenic vistas. Future projects associated with the proposed amendments may be located near or within the viewshed of a scenic vista. However, many of the future projects associated with the proposed amendments are expected to be located in developed areas and would be compatible with the existing surrounding community, thereby not resulting in disturbance to scenic vistas. Additionally, the uses regulated 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 would not have a substantial adverse effect on a scenic vista.

Scenic Resources:

The project does not propose any development that could impact scenic resources. Future projects associated with the proposed amendments may be located near or within the composite viewshed of a State scenic highway. All future projects associated with the proposed amendments are similar to other permitted uses in that they are contained within buildings and no aspect of the use has any known, anticipated or reasonably expected external impact on environmental resources. In addition, the uses would be contained within buildings allowed pursuant to these amendments and would be required to conform to all other applicable regulations, performance standards and design standards of the Zoning

cumulative level conversion of agricultural resources to a non- agricultural use would occur as a result of this project.

Conflict with Existing Zoning for Agricultural Use, or Williamson Act Contract:

The amendments proposed for this project do not introduce new uses in agricultural zones or propose amendments governing agricultural lands or lands under Williamson Act Contracts. Additionally, the project does not propose to rezone any properties. Therefore, there would be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

Conflict with Existing Zoning for Forest Land, Timberland, or Timberland Zoned Timberland Production:

The project would not result in changes to zoning regulations governing forest land 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 result in changes to zoning regulations or encourages changes in zoning governing forest land or timberland.

III. AIR QUALITY –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

Conflicts with or Obstruction of Implementation of the San Diego Regional Air Quality Strategy (RAQS) or Applicable Portions of the State Implementation Plan (SIP):

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.

Violate any Air Quality Standard or Contribute Substantially to an Existing or Projected Air Quality Violation:

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.

Future projects associated with the proposed amendments may result in air quality impacts, including those related to construction or vehicle trips that have the potential to emit criteria air pollutants. However, these future projects would be residential in nature and are therefore not anticipated to result in substantial impacts to air quality. As such, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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:

San Diego County is presently in non-attainment for the 1-hour and 8-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, for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀), and for the 24-hour concentrations of Particulate Matter less than or equal to 2.5 microns (PM_{2.5}) 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.

In 2005, the SDAPCD adopted the *Measures to Reduce Particulate Matter in San Diego County*. This document identifies fugitive dust as the major source of directly emitted particulate matter in the county, with mobile sources and residential wood combustion as minor contributors. Data on PM_{2.5} source apportionment indicates that the main contributor to PM_{2.5} in the county is combustion organic carbon, followed closely by ammonium sulfate and ammonium nitrate from combustion sources. The main contributors to PM₁₀ include resuspended soil and road dust from unpaved and paved roads, construction and demolition sites, and mineral extraction and processing.

Construction and operations associated with future projects would be required to comply with all applicable requirements for dust and pollution control, such as SDAPCD Rule 55, Fugitive Dust Control. As such, there would be no considerable net increase in any criteria pollutant.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations:

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.

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. Future projects associated with the proposed amendments may be located nearby to sensitive receptors. As described above, construction and operation of such projects would not result in result in substantial impacts to air quality and would therefore not expose sensitive receptors to substantial pollutant concentrations.

IV. BIOLOGICAL RESOURCES –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities

Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

Adverse Effects on Sensitive Natural Community or Species Identified as a Candidate, Sensitive, or Special Status Species in a Local or Regional Plan, Policy, or Regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service:

The project does not propose any development that could impact any candidate, sensitive, or special status species. All future projects would be required to comply with existing County, State and Federal regulations that ensure the protection of candidate, sensitive or special status species. Additionally, much of the future development associated with the proposed amendments may be implemented on developed sites, which would not result in adverse impacts to any candidate, sensitive, or special status species. 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.

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.

Adverse Effects to Federally Protected Wetlands as Defined by Section 404 of the Clean Water Act:

The project proposes amendments to the County of San Diego Zoning Ordinance to make minor updates and additions to various sections. The project does not propose any development that could have an impact on federally protected wetlands defined by Section 404 of the Clean Water Act. There are no proposed amendments to any Zoning Ordinance or County Code provisions related to wetland habitat protection. Therefore, no significant impacts would 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.

Interference with the Movement of any Native Resident or Migratory Fish or Wildlife Species or with Wildlife Corridors, or impeding the use of native Wildlife Nursery Sites:

The project proposes amendments to the County of San Diego Zoning Ordinance to make minor updates and additions to various sections. The project does not propose any development that could result in substantial adverse effects, either directly or through habitat modification, to corridors or native wildlife nursery sites. All future projects on land that contains native habitat, and possibly even on land that provides corridors or native wildlife nursery sites, would be required to comply with all existing County, State and Federal regulations that ensure the protection of sensitive species and breeding sites. 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.

Conflicts with the Provisions of any Adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other Approved Local, Regional or State Habitat Conservation Plan, Policies or Ordinances:

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 would still be subject to applicable HCPs/NCCPs such as the Multiple Species Conservation Program or

the Southern California Coastal Sage Scrub NCCP. Future projects would also be subject to any applicable regional or local policies/ordinances that protect biological resources.

V. CULTURAL RESOURCES –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

Cause a Change in the Significance of a Historical or Archaeological Resource as defined in State CEQA Guidelines Section 15064.5:

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 identified so that any permit activity relating to a property having known significant historic sites would be required to undergo additional review by an environmental specialist.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There are no proposed amendments to any sections which regulate historical or archaeological resources. The project does not propose any development of such uses that could result in a substantial adverse change to a historical or archaeological resource due to demolition, destruction, alteration, or structural relocation.

Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There are no proposed amendments to any sections which regulate unique geologic features. Given the regulatory processes the fact that unique geologic resources are such a rarity in San Diego County, potential impacts to unique geologic features associated with future projects are not anticipated.

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 updates and additions to various sections. There are no proposed amendments to any sections which regulate unique geologic features and no development is proposed that would result in destruction of paleontological resources. The project does not propose any development of such uses that could result in a substantial adverse change to a paleontological resource due to demolition, destruction, alteration, or structural relocation.

Disturb any Human Remains, including those Interred Outside of Formal Cemeteries:

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 the 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

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 would 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.

Result in Substantial Soil Erosion or the Loss of Topsoil:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. 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 would not result in any soil erosion or the loss of topsoil. In addition, future projects associated with the proposed amendments would 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 would not result in substantial soil erosion or the loss of topsoil.

Unstable Geological Conditions that Will Result in Adverse Impacts Resulting From Landslides, Lateral Spreading, Subsidence, Liquefaction or Collapse:

Seismic activity poses two types of potential hazards for people and structures, categorized as either primary or secondary hazards. Primary hazards include ground rupture, ground shaking, ground displacement, subsidence, and uplift from earth movement. Secondary hazards include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires. San Diego County is subject to strong ground motion from seismic activity, similar to that of the rest Southern California.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. No development is proposed as part of this project. Some future projects associated with the proposed amendments may be located in areas subject to geologic hazards. Future projects would be required to comply with the California Building Code (CBC), which includes design criteria for seismic loading and other geologic hazards. Conformance with CBC and local requirements relative to grading and construction would ensure that future projects would not 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the project would not result in unstable geological conditions that would result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction, or collapse.

Located on Expansive Soil Creating Substantial Risks to Life or Property:

Some future projects associated with the proposed 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 would not have any significant impacts because any new construction associated with future development would 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 would not create substantial risks to life or property.

of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

NO

Creation of A Significant Hazard to the Public or the Environment Through the Routine Transport, Storage, Use, or Disposal of Hazardous Materials or Wastes/Creation of A Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The project does not propose any development and does not propose to demolish or renovate any structures. If adopted, changes to County Code Section 6375 (Affordable Units and Replacement Units) would require that any proposed development requiring the demolition of residential units must construct replacement units pursuant to Government Code Section 6591(c)(3)(b). 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 would 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 and Quality, Hazardous Materials Division (DEHQ 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 DEHQ 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 DEHQ 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. Contaminated materials which are removed from demolition sites must be disposed of appropriately at a landfill or other approved site as required by the DEH and Department of Public Works.

The project does not propose any development that would result in the routine transport, storage, use, or disposal of hazardous materials or waste. Construction of future projects associated with the proposed amendments may result in temporary hazards related to the transport and use of hazardous materials, including those used for construction vehicle use and maintenance (diesel fuel, motor oil, etc.). Once such future projects are operational, they would not be anticipated to result in the routine transport, use, or disposal of hazardous materials, as such future projects would be residential uses. Additionally, due to the strict requirements that regulate hazardous substances outlined above, the project and any future projects associated with the proposed amendments would 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.

Production of Hazardous Emissions or Handling Hazardous or Acutely Hazardous Materials, Substances, or Waste Within One-Quarter Mile of An Existing or Proposed School:

The project proposes amendments to the County of San Diego Zoning Ordinance to make minor revisions and additions to various sections. Future projects associated with the proposed 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. Additionally, any production of hazardous emissions or handling of hazardous materials associated with the future uses allowed pursuant to the proposed amendments are not expected to be of a magnitude that would result in adverse impacts to a nearby existing or proposed school.

Therefore, due to above reasons and the strict requirements that regulate hazardous substances within local, State, and Federal regulations, the project would 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.

Location on a Site which is included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 Creating a Hazard to the Public or the Environment:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor revisions and additions to various sections. The project does not propose any development that could 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 projects associated with the proposed 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 DEHQ 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).

The project does not propose any development that would be located on a site that could create a significant hazard to the public or environment. Future projects would be evaluated for potential hazards to ensure the health and safety of future residents are protected. Therefore, the project would not create a significant hazard to the public or environment.

Location 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/ Within the Vicinity of a Private Airstrip Resulting in A Safety Hazard For People Residing or Working in the Project Area:

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 projects associated with these amendments may be located within an Airport Influence Area (AIA) for a public airport or public use airport within the unincorporated County. The proposed project would not result in hazards to airport safety or surrounding land uses for the following reasons:

- Future projects would comply with the California Land Use Planning Handbook’s Safety Compatibility Criteria for Safety Compatibility Zones.
- Future projects would be compatible with the applicable Airport Land Use Compatibility Plan (ALUCP) by the San Diego County Regional Airport Authority.
- Future projects would 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 would not constitute a safety hazard for people residing or working in the project area.

Future projects associated with these amendments may be located where an ALUCP has not been adopted and within two miles of a public airport or within one mile of a private airstrip. However, prior to issuance of any building permits, sites would be evaluated for potential safety hazards to operations from an airport or heliport. Additionally, the proposed amendments do not permit future uses that would result in potential safety hazards to aircraft. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or
Emergency Evacuation Plan:

**OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION
PLAN:**

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 updates and additions to various sections. The project would not interfere with the Operational Area Emergency Plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:

The San Diego County Nuclear Power Station Emergency Response Plan would not be interfered 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.

OIL SPILL CONTINGENCY ELEMENT:

The Oil Spill Contingency Element would not experience interference because the project does not propose any development.

EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:

The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

DAM EVACUATION PLAN:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The project does not propose any development. The Dam Evacuation Plans for the dams within the County of San Diego would 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.

Exposure of 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:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The project does not propose any development. Future projects associated with the 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 would 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 would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because future uses would 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 would 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 would expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future projects associated with the proposed 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 would 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 would 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.

IX. HYDROLOGY AND WATER QUALITY –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO



Violate Any Waste Discharge Requirements:

Future development associated with the proposed amendments may require building permits, grading permits, on-site wastewater system permits and well permits which are subject to regional surface water and storm water permitting regulations for the County of San Diego. These future projects would 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 would 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).

An Increase in any Listed Pollutant to an Impaired Water Body Listed Under Section 303(D) of the Clean Water Act:

Future development associated with the 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 would be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants would 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 would be consistent with the 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 would 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 would 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 (WPO) 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.

Cause or Contribute to an Exceedance of Applicable Surface or Groundwater Receiving Water Quality Objectives or Degradation of Beneficial Uses:

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

updates and additions to various sections. No development is proposed as part of this project. Future projects associated with 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 would be employed by future projects to reduce potential pollutants in runoff to the maximum extent practicable, such that a future project would 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 would 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.

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:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. No development is proposed as part of the project, and the project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. Some future projects associated with these amendments may obtain their water supply from a Water District that obtains water from surface reservoirs or other imported water source. Those projects would 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 would 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, less than a significant impact to groundwater resources is anticipated.

Substantially Alter the Existing Drainage Pattern of the Site or Area in a Manner which would Result in Substantial Erosion, Siltation Or Flooding On- Or Off-Site:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. 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.

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 would 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 would 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 would ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project would not result in significantly increased erosion or sedimentation potential and would not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation would be controlled within the boundaries of a project, future projects would not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI. Geology and Soils.

Create or Contribute Runoff Water which would Exceed the Capacity of Existing or Planned Storm Water Drainage Systems:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. 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 development associated with the proposed amendments would not result in the conversion of previously pervious land to impervious surfaces as the uses may 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 projects associated with the proposed amendments could result in the conversion of previously permeable surfaces to impervious surfaces and would be 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 would not contribute runoff water that would exceed the capacity of existing storm water drainage systems.

Provide Substantial Additional Sources of Polluted Runoff:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. This project does not propose any development or any grading activities. Some future projects associated with the proposed amendments could produce potential sources of polluted runoff. However, all operations on a site would be required to conform to the restrictions and conditions of the use permit regulating the project site, if one is present. Other future projects associated with 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.

Place Housing or Other Structures which would impede or Redirect Flood Flows 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:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The proposed amendments do not amend any regulations regarding allowed uses in flood hazard areas nor would the amendments authorize the placement of access roads or other improvements which will impede or redirect flood flows in these areas. Therefore, this project would not impede or redirect flood flows within 100-year flood hazard areas.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. This project does not propose any development.

Some future projects associated with 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 would not authorize the placement of access roads or other improvements which would 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 would not place access roads or other improvements which would limit access during flood events or affect downstream properties.

Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam; and/or Inundation by Seiche, Tsunami, or Mudflow:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The proposed amendments do not amend any regulations regarding development within special flood hazard areas. Some future projects associated with 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.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. Some future projects associated with 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 childcare facilities, jails/detention facilities, and stadiums, arenas and amphitheaters. Therefore, the project would 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.

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. 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 would not be subject to inundation by seiche.

The proposed amendments would apply only to the unincorporated areas of San Diego County, and future associated projects would be located at least 1.8 miles or more from the coast; and therefore, in the event of a tsunami, would not be inundated.

Mudflow is a type of landslide. If a future use allowed by these amendments is located within a landslide susceptibility zone, any landform modifications necessary for construction would be required to comply with the San Diego County Code, Title 8, Division 7, Section 87.209 and provide a soils investigation to ensure 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 would expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

Physically Dividing an Established Community:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project would not significantly disrupt or divide an established community.

Conflicts with any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction Over the Project Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. Future development associated with these amendments would affect land zoned as residential, commercial, and industrial 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 future projects associated with the proposed amendments are anticipated by these land use designations that provide commerce, industry, and residences and their accessory uses, and are consistent with their respective use regulations. Therefore, this project would 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 –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The Loss of Availability of a Known Mineral Resource that Would Be of Value to the Region and the Residents of the State:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There is no development associated with this project that could result in the loss of availability of a known mineral resource. Additionally, many of the future projects associated with the proposed amendments would be located on developed sites and would not result in the loss of availability of known mineral resources of value. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state would occur as a result of this project.

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. Therefore, the project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

A Substantial Permanent Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing Without the Project:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There is no development associated with this project. As indicated in the response listed under Section XI. Noise, 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.

Some future projects associated with the proposed amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other permits which are subject to the noise standards. Prior to issuance of these permits, future projects would 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. Therefore, the project would not result in a substantial permanent increase in ambient noise levels above levels existing without the project.

A Substantial Temporary or Periodic Increase in Ambient Noise Levels in the Project Vicinity Above Levels Existing Without the Project:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There is no development associated with this project that would 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 projects associated with the proposed amendments may create temporary or periodic increases in ambient noise levels, however, these future uses would 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.

Some future projects associated with these amendments are expected to require building permits, grading permits, on-site wastewater system permits and well permits, as well as other permits which are subject to the noise standards. Prior to issuance of these permits, future projects would 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 would occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that a future project would operate construction equipment in excess of 75 dB for more than an eight hours during a 24-hour period.

YES

NO

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to and deletions from various sections. There are no proposed amendments to any sections that would change the availability of governmental facilities or that would result in the construction of new governmental facilities. Some of the future projects associated with the proposed amendments are expected to be located on already developed sites or within developed areas and would be served by existing services and facilities with the capacity to serve such development. Future projects are not expected to be of a magnitude that would result in the need for new or altered government facilities. Therefore, the project would 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 –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

Increase in 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:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to and Future residential projects, such as LBNCs and supportive housing, may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. However, such projects are not anticipated to be of a magnitude that would result in substantial physical deterioration of existing parks or other recreational facilities.

Require the Construction or Expansion of Recreational Facilities which Might Have an Adverse Physical Effect on the Environment:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. The project does not include any changes to regulations regarding recreational facilities or require the construction or expansion of recreational facilities. Future projects associated with the proposed amendments are not anticipated to be of a magnitude that would warrant the construction or expansion of recreational facilities. Therefore, no adverse physical effect on the environment would occur as a result of new or expanded recreational facilities.

XVI. TRANSPORTATION/TRAFFIC –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic

Future projects 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. Therefore, the project would not result in inadequate emergency access.

Future uses, such as the development of ADUs and JADUs could be associated with additional parking, however prior to this proposed amendment, Section 6156 allowed for parking associated with secondary dwelling units. As such, the effects of increased parking requirements have already been analyzed. The proposed revisions to Section 6156 are being made to ensure that the Zoning Ordinance complies with State law.

Conflict with Adopted Policies, Plans, or Programs Supporting Alternative Transportation (E.G., Bus Turnouts, Bicycle Racks):

Some future projects associated with the proposed amendments may be located on developed sites. If these uses do not generate any additional ADTs, project implementation would 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 may generate additional ADTs. These projects would be reviewed for compliance with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Therefore, the project would 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. TRIBAL CULTURAL RESOURCES –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project proposes amendments to the County of San Diego Zoning Ordinance to make minor updates and additions to and deletions from various sections. There are no proposed amendments to any sections that regulate tribal cultural resources. The project does not propose any uses that could cause a change in the significant of a tribal cultural resource. Therefore, the project would not result in adverse impacts to tribal cultural resources.

Since the previous EIR for The General Plan Update (PDS2002-3910-02ZA001[ER], SCH#2002111067) was certified, there has been a change in circumstances. Assembly Bill 52 (AB- 52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

XVIII. UTILITIES AND SERVICE SYSTEMS –

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

Exceedance of Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board:

Some future projects are expected to require building permits, grading permits, on-site wastewater systems (OSWS), also known as septic systems, and well 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 and Quality (DEHQ) to issue certain OSWS permits throughout the County and within the incorporated cities. DEHQ 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 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 would be discharging wastewater to a DEHQ permitted on-site wastewater system (OSWS) or a community sewer system and would 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 would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Require or Result in the Construction of New Water or Wastewater Treatment Facilities, New Storm Water Drainage Facilities or Expansion of Existing Facilities, the Construction of which Could Cause Significant Environmental Effects:

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. No future projects are expected to exceed existing capacity and availability of water and wastewater utilities. Therefore, the project would not require any construction of new or expanded facilities which could cause significant environmental effects.

Some future projects associated with the proposed 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. Therefore, the project would not require any construction of new or expanded facilities, which could cause significant environmental effects.

Require New or Expanded Entitlements to Water Supplies or New Water Resources to Serve the Project:

The project proposes amendments to the County of San Diego Zoning Ordinance and County Code to make minor updates and additions to various sections. There is no development associated with this project. Some future projects 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, which would require evidence from the appropriate

Water District where municipal water service is proposed or an approved well permit, indicating adequate water resources and entitlements are available to serve the requested water resources prior to issuance of building permits for a future project. Therefore, the project would not require expanded entitlements.

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:

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. 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 would not interfere with any wastewater treatment provider’s service capacity.

Served by a Landfill with Sufficient Permitted Capacity to Accommodate the Project’s Solid Waste Disposal Needs:

Some future projects associated with the proposed 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 and Quality, 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.). A minor increase in construction activity could lead to increases in construction and demo waste in landfills; however, there is sufficient existing permitted solid waste capacity to accommodate the project’s solid waste disposal needs.

Noncompliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste:

Some future uses would generate solid waste and would 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 and Quality, as the 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 would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project 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?

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)?

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

YES

NO

Per the instructions for evaluating environmental impacts in this Addendum, 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 would be affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Per the instructions for evaluating environmental impacts in this Addendum, 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.

In the evaluation of environmental impacts in this Addendum, 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.

XX. ATTACHMENTS

None

XXI. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Environmental Quality Act, CEQA Guidelines.

County of San Diego General Plan Final Program EIR, certified on August 3, 2011.

County of San Diego Zoning Ordinance