

Attachment E – ENVIRONMENTAL DOCUMENT



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

Date: April 19, 2024

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 Inclusionary Housing Ordinance, PDS 2020-POD-007, PDS-2023-ER-00-001.

Finding that California Environmental Quality Act (CEQA) Section 15164 applies to the Affordable Inclusionary Housing Ordinance, PDS 2020-POD-007. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The Program Environmental Impact Report for the County of San Diego General Plan Update (GPU EIR; Environmental Review Number 02-ZA-001; Sch. 2002111067) is hereby amended by these 15164 letters for the Inclusionary Housing Ordinance, PDS 2020-POD-007, PDS-2023-ER-00-001.

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

Background: On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan (GPU EIR). The General Plan provides a framework for land use and development decisions in unincorporated San Diego County, consistent with an established community vision, which included all of the Community Plans. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in unincorporated San Diego County. The GPU EIR was certified by the Board of Supervisors on August 3, 2011 (Environmental Review Number 02-ZA-001; State Clearinghouse Number 2002111067).

On April 24, 2013, the Board of Supervisors adopted a revised Housing Element, which was certified by the California Department of Housing and Community Development. The 2013 Housing Element Update relied on an Addendum to the GPU EIR. On March 15,

2017, the Board of Supervisors adopted the 2017 Housing Element Update (Fifth Revision) in compliance with State law. With minor exceptions, changes were limited to the Background Report, which was updated with recent demographic data and analyses, and which addressed the County's ability to meet the State's new Regional Housing Needs Assessment (RHNA) goals through the County's Sites Inventory.

On July 14, 2022, the Board of Supervisors adopted another revised Housing Element Update (Sixth Revision). The 2022 Update retained the goals, policies, and relevant implementation programs previously approved in the 2017 Update. Revisions were limited to the housing needs assessment, constraint analysis, housing resources, and implementation plan, which required updated statistics and analyses based on updated demographic and housing data from the American Community Survey, San Diego Association of Governments, and market sources as well as a revised Sites Inventory to meet the current RHNA. The 2022 Update relied on the GPU EIR without modification.

In accordance with the updates to the General Plan Housing Element (hereinafter, the "Housing Element"), the County of San Diego developed an Affordable Inclusionary Housing Program, which will amend the San Diego County Zoning Ordinance to update and revise regulations for affordable and inclusionary housing. The purpose of these changes is to ensure affordable housing units are developed in proportion with the overall increase in new housing units to meet the California Department of Housing and Community Developments RHNA requirements for unincorporated areas of San Diego County.

Changes in Project Impacts: The Inclusionary Housing Ordinance outlines requirements for implementing affordable housing within unincorporated San Diego County including establishing the development project applicability, identifying the project size thresholds, outlining the required number of units and income levels, specifying the duration of affordability, identifying the location and type of units, and describing the submittal requirements that ensure that General Plan requirements are met.

The Affordable Inclusionary Housing Program would amend the San Diego County Zoning Ordinance to set forth standards and procedures for affordable housing development projects and require the development of new housing to meet the County's affordable housing goals. The Inclusionary Housing Ordinance outlines applicable projects that include General Plan Amendments for both for-sale and for-rent units; which would amend the General Plan land use to allow a higher housing density; or that are compliant with the General Plan. The Inclusionary Housing Ordinance addresses applicability, project size, exempt projects, and minimum affordable set-aside requirements for onsite units and alternate compliance option.

The Affordable Inclusionary Housing Ordinance does not include changes to any existing land use or zoning designations, the Land Use Element, or Housing Element. Implementation of the Proposed Ordinance would allow for concessions, waivers, and incentives for project proponents in order to meet the County's housing goals. The Affordable Inclusionary Housing Program would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates further

regulations requiring affordable housing units to be included in all future residential and mixed-use residential development projects. Additionally, the Affordable Inclusionary Housing Program is consistent with the State Density Bonus Law, which encourages the development of affordable housing, including up to a 50% increase in project densities depending on the amount of affordable housing, and an 80% increase in density for projects that are completely affordable. Implementation of potential actions would require further review and analysis by the County. Analysis of potential impacts of potential actions associated with the implementation of the Affordable Inclusionary Housing Program are outside of the scope of the Program and thus, are not required for purposes of this addendum.

Adoption of the Affordable Inclusionary Housing Program would fulfill the implementation of affordable housing requirements as set forth in the General Plan Housing Element and assist the County with meeting the State's RHNA goals. The Program would require the development of affordable and inclusionary housing and would not directly result in population growth within San Diego County. Therefore, these modifications would not involve substantial changes in the magnitude of impacts identified in the GPU EIR (Environmental Review Number 02-ZA-001; State Clearinghouse Number 2002111067) and would not create new potentially significant impacts that would require mitigation. This conclusion is based on the following analysis: Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more potential effects. The adoption of the Affordable Inclusionary Housing Program does not result in any changes to the General Plan land use map or zoning designations.

Finding: It is the finding of the Department of Planning & Development Services that because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, the previous environmental document (GPU EIR) as herein amended may be used to fulfill the CEQA environmental review requirements and preparation of a new EIR or Negative Declaration is not required. Discretionary processing of the Affordable Inclusionary Housing Ordinance (PDS 2020-POD-007) may now proceed with the understanding that any substantial future changes in the proposal may be subject to further environmental review.



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General
www.SDCPDS.org www.sdcounty.ca.gov/pds

VINCE NICOLETTI
ASSISTANT DIRECTOR

April 19, 2024

Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF THE AFFORDABLE INCLUSIONARY HOUSING PROGRAM; PDS 2020-POD-007; 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 subject discretionary action.

1. Background on the previously certified EIR:

A Program EIR for the County of San Diego's (County) General Plan Update (GPU EIR; Environmental Review Number 02-ZA-001; State Clearinghouse Number 2002111067), was certified by County of San Diego Board of Supervisors on August 3, 2011. The certified GPU EIR found significant effects to the following: Aesthetics, Agriculture Resources, Air Quality, Biological Resources, Cultural and Paleontological Resources, Geology and Soils, Global Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Environmental subject areas Geology and Soils, and Population and Housing were determined to be mitigated or avoided to a level below significance. However, the remaining environmental subject areas remained significant and unavoidable: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural and Paleontological Resources, Hazards and Hazardous Materials, Global Climate Change, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Public Services, Recreation, and Utilities and Service Systems. The adopted EIR is available on the County Planning & Development Services website at <https://www.sandiegocounty.gov/content/sdc/pds/generalplan/GP-EIR/EIR-1.html>.

April 19, 2024

The Board of Supervisors has approved the following General Plan Amendments (GPA), Specific Plans and Amendments, general plan "clean-up" amendments, Housing Element Updates, Zone Reclassifications and Rezones, Tentative Maps, Major Use Permits, and Site Plans, which resulted in changes to the General Plan and are summarized below. All of the Addenda are on file with Planning & Development Services.

- The Meadowood GPA was approved on January 11, 2012 (GPA-04-002). This GPA amended the Land Use Element and Fallbrook Community Plan. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Meadowood GPA relied on an EIR that was developed specifically for the project (GPA 04-002, SP04-001, R04-001, R04-004, TM5354, S04-005, S04-006, S04-007, P08-023, Log No. ER 04-02-004).
- The San Dieguito Community Plan GPA was approved on April 10, 2013 (GPA-12-008). This GPA corrected errors and inconsistencies in the land use map, San Dieguito Community Plan, and approved specific plans. The GPA did not result in changes to density, or changes to community plan or specific plan text related to the Rancho Cielo or Cielo Del Norte Specific Plans. In addition, no changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the GPA relied on the GPU EIR without modification.
- The Housing Element Update GPA was approved on April 24, 2013 (GPA-12-009). This GPA consisted of a minor update to the Housing Element that was previously updated by the Board with the approval of the GPU in August 2011. The revisions were largely limited to the Background Report of the Housing Element with more recent demographic data and analyses. No changes were made by this GPA to the land use map, Mobility Element map, or Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The Campus Park West Master Planned Community GPA was approved on June 18, 2014 (GPA-05-003). This GPA amended the Land Use Element map, Mobility Element map, and Fallbrook Community Plan specifically related to this project located at the northeast corner of State Route (SR-) 76 and Interstate 15. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Campus Park West project relied on an EIR that was developed specifically for the project (GPA-05-003, SP05-001, R05-005, TM5424, ER 05-02-009).
- The first "clean-up" amendment to the GPU was approved on June 18, 2014 (GPA-12-007, REZ-13-002 (2013 General Plan Clean-Up)). The "clean up" process is only intended for minor changes or additions to the General Plan that do not result in additional or more severe environmental impacts. The 2013 General Plan Clean-Up consisted of changes to the land use map, policy documents, glossary, Mobility Element network, and community/subregional plans. Land use map changes that occurred in the Pine Valley area consisted of redesignating three parcels purchased by the County Department of Parks and Recreation from Rural Lands 80 and Office Professional to Open Space Conservation (40.5 acres). Mobility Element changes that occurred in the Central Mountain Subregion consisted of correcting the name of a road segment from "Pine Hills

April 19, 2024

Eagle Peak Road" to "Boulder Creek Road" and revising a segment boundary of Old Highway 80 to be stated as "SR-79 to Mountain Empire Subregion boundary" instead of "Interstate 8 Sunrise Highway." All revisions to the General Plan resulting from the 2013 General Plan Clean-Up can be viewed online at https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2013_GP_Clean-up/GP_Clean-Up_Staff_Rec.pdf. To comply with CEQA, the 2013 General Plan Clean-Up relied on an Addendum to the GPU EIR.

- The Property Specific Requests (PSR) GPA (GPA 12-012, REZ 13-003) was approved on June 18, 2014. None of the changes to specific properties that were approved by this GPA were located in the Central Mountain Subregional Plan area. To comply with CEQA, this PSR GPA relied on an Addendum to the GPU EIR.
- The Quarry Road and Elkelton Place GPA was approved on October 29, 2014 (GPA-14-002). This GPA corrected the Mobility Element classification of Elkelton Place and added Quarry Road to the Mobility Element. The classification of these roads, located in the Spring Valley Community Plan area, was changed to "4.2B - Boulevard" with intermittent turn lanes consistent with existing conditions and use of the roads. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Quarry Road and Elkelton Place GPA relied on an ND.
- The Otay Business Park GPA was approved on April 22, 2015 (GPA-14-004). This GPA removed the segment of Airway Road between Alta Road and Siempre Viva Road from the Mobility Element and East Otay Mesa Specific Plan due to changes in the alignment of SR-11 and the location of the point of entry at the United States/Mexico international border. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Otay Business Park GPA relied on an Addendum to the previously certified Subsequent EIR for the Otay Business Park project (PDS2006-3100-5505).
- The second "clean-up" amendment to the General Plan Update was approved on November 18, 2015 (GPA-14-001 and REZ-14-001 (2015 General Plan Clean-Up)). The 2015 General Plan Clean-Up consisted of changes to the General Plan text, Implementation Plan, Mobility Element network, community/subregional plans, and land use map and zoning. A residential land use policy in the Central Mountain Subregional Plan was revised to state: "Prohibit ~~new residential developments on the creation of new lots with~~ lots sizes of less than four acres (or the zoning minimum lot size, if that is less than four acres) outside of Rural Village boundaries, unless specifically exempted in this text." No changes were made to the land use map, zoning, or Mobility Element network in the Central Mountain Subregional Plan area. This second amendment updated a minimum lot size policy in the Central Mountain Subregional Plan for consistency with the existing minimum lot sizes allowed by zoning classifications. All revisions to the General Plan resulting from the 2015 General Plan Clean-Up can be viewed online at <https://www.sandiegocounty.gov/content/sdc/pds/advance/2015gpcclean-up.html>. To comply with CEQA, the 2015 General Plan Clean-Up relied on an Addendum to the GPU EIR.

April 19, 2024

- The Grand Tradition GPA and zoning amendment to the GPU were approved on May 4, 2016 (GPA-15-005 and REZ-1 5-006). This GPA changed the Land Use Designation of two of eight parcels and amended the zoning classification of all eight parcels of the Grand Tradition Estate and Gardens property in the Fallbrook Community Plan area. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Grand Tradition GPA relied on an Addendum to the GPU EIR.
- The 2017 Housing Element Update was approved on March 15, 2017 (GPA-16-003). This GPA consisted of minor updates to the Housing Element that were primarily limited to the Background Report, which was updated with recent demographic data and analyses and which addressed the County's ability to meet the State's new Regional Housing Needs Allocation (RHNA) goals through the County's Sites Inventory. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The Otay 250- Sunroad East Otay Mesa Business Park General Plan Amendment and Specific Plan Amendment (GPA 15-008 & SPA 15-001) were approved on July 25, 2018. This GPA consisted of a mix of residential, commercial, and industrial uses to be added to a portion of the Otay Subregional Plan. The Specific Plan Amendment amended the East Otay Mesa Business Park Specific Plan to establish a new mixed-use land use category within the Specific Plan. To comply with CEQA, the Grand Tradition GPA relied on an Addendum to the GPU EIR.
- The Valiano Specific Plan (PDS2013-SP-13-001), a General Plan Amendment (PDS2013-GPA-13-001), a Zone Reclassification (PDS2013-REZ-13-001), a Tentative Map (PDS2013-TM-5575), a Major Use Permit (PDS2014-MUP-14-019), a Site Plan (PDS2013-STP-13-003) were approved on July 25, 2018. This GPA consisted of 326 dwelling units in five neighborhoods, each with varying densities, lot sizes, and architectural styles. The project also provides one public park, two private parks, a public equestrian staging area, and a private trail turnaround area; 2.6 miles of trails; and an on-site wastewater treatment facility. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The Active Transportation Plan, Pedestrian Area Plans through the creation of an Active Transportation Plan (ATP) were approved in October 2018. The ATP supports efforts to promote active transportation options through pedestrian and bicycle improvements in unincorporated San Diego County. Development of the plan included an analysis of existing pedestrian and bicycle conditions. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The Specific Plan Amendment (PDS2019-SPA-19-001), a Vesting Revised Tentative Map (PDS2019-TM-5616R), and a Vesting Site Plan (PDS2019-STP-19-029) were approved on June 26, 2019. This GPA consisted of residential uses, public and private parks, a mixed-use village core with a public safety site and commercial uses, and various open space and preserve uses. In addition, the Proposed Project Amendment includes changes as the result of discussions with the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFWS), including a proposed land exchange. The proposed land exchange would require the owner/applicant to

April 19, 2024

transfer 338.8 acres to CDFW and record a conservation easement over 191.5 acres. In return, CDFW would transfer 219.4 acres in Village 14 to the owner/applicant, resulting in a consolidated, contiguous ownership in Village 14. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.

- The General Plan Amendment (PDS2018-GPA-18-004), a Specific Plan Amendment (PDS2018-SPA-18-002), a Rezone (PDS2018-REZ-18-002), a Tentative Map (PDS2018-TM-5627), a Major Use Permit Minor Deviation (PDS2018-MUP-70-299W1M32), and a Site Plan (PDS2018-STP-18-013) were approved on January 29, 2020. This GPA changed a General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9). The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. The GPA would also amend the Spring Valley Community Plan maps and text to be consistent with the project. A Specific Plan Amendment would amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan (SP-74-01) to amend the land use designation from General Commercial to Multi-Family Residential, for consistency with the proposed GPA. A Rezone would change the zoning designation from General Commercial (C36) to Multi-Family Residential (RM). A Site Plan is required due to the “B” special area designator, ensuring the project is reviewed for community design consistency. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The Skyline Retirement Center (PDS2016-GPA-16-005; PDS2016-REZ-16-003; PDS2016-MUP-16-003; LOG NO. PDS2016-ER-16-19-001) were approved on January 29, 2020. This GPA changed the Regional Category for the site from No Jurisdiction to Village; changed the site’s Land Use Designation from Open Space Conservation (OS-C) to Village Residential 30 (VR-30); and changed a map in the Valle de Oro Community Plan to reflect the Land Use Designation change to VR-30. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The 2019 General Plan Clean-Up was approved on January 29, 2020. This GPA includes proposed changes to the General Plan’s Land Use Map (and associated zoning); the General Plan’s text; the Mobility Element Network Appendix (maps and tables); and one Community Plan’s text. To comply with CEQA, the 2017 Housing Element Update GPA relied on an Addendum to the GPU EIR.
- The 6th Cycle Housing Element Update was approved on July 14, 2021 (PDS2021-GPA-21-001; PDS2021-ER-21-00-001). This GPA consisted of minor updates to the Housing Element goals and policies and substantial changes to the implementation plan, including the addition of new future actions, in order to meet current State requirements. Revisions were limited to the housing needs assessment, constraint analysis, housing resources, and implementation plan, which required updated statistics and analyses based on updated demographic and housing data from the American Community Survey, San Diego Association of Governments, and market sources as well as a revised Sites Inventory to meet the current RHNA. No changes were made by this GPA to the General Plan land use map or zoning. To comply with CEQA, the 2021 Housing Element Update GPA relied on the GPU EIR without modification.

1. Lead agency name and address:

April 19, 2024

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

- a. Contact Camila Easland, Project Manager
- b. Phone number: (619) 323-7362
- c. E-mail: Camila.Easland@sdcounty.ca.gov

2. Project applicant's name and address:

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

3. Summary of the activities authorized by present permit/entitlement application(s):

The project does not include any permit and/or entitlement applications.

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

YES NO

The County of San Diego developed an Affordable Inclusionary Housing Program (Proposed Project) that would amend the San Diego County Zoning Ordinance to update and revise regulations for affordable and inclusionary housing. The proposed amendments to the Zoning Ordinance made by this Affordable Inclusionary Housing Program are intended to set forth reasonable standards and procedures for affordable housing development projects and require the development of new housing to meet the County's affordable housing goals. The Proposed Project outlines applicable projects which include General Plan Amendments for both for-sale and for-rent units; which would amend the General Plan land use to allow a higher housing density, or that are compliant with the General Plan. The Affordable Inclusionary Housing Program addresses applicability, project size, exempt projects, minimum affordable set-aside requirements for onsite units, and alternative compliance options. The purpose of these provisions is to require development and availability of affordable housing by ensuring that the addition of affordable housing units to the County's housing stock is in proportion with the overall increase in new housing units to meet the California Department of Housing and Community Developments (HCD) regional housing needs allocation (RHNA) for unincorporated areas of San Diego County.

The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the General Plan Housing Element (hereinafter the "Housing Element"). The Proposed Project outlines requirements for implementing affordable housing within unincorporated San Diego County, including establishing the development project applicability, identifying the project size thresholds, outlining the required number of units and

April 19, 2024

income levels, specifying the duration of affordability, identifying the location and type of units, and describing the submittal requirements that ensure that General Plan requirements are met.

The County has identified three options to implement the Affordable Inclusionary Housing Program, as outlined in Table 1 below. These programmatic options represent different program parameters, including alternative compliance, incentives, in-lieu fees, project size for applicable projects, minimum percentage and affordability level, allowed off-site units' location, and land donation that will be presented to the Board of Supervisors for their deliberation. Each option emphasizes different policy priorities and codifies different implementation parameters for the Affordable Inclusionary Housing Program. The Board can choose any or all the options presented below or chose not to include them in the ordinance. The Board can choose to include ordinance provisions for in-lieu fees, accessory dwelling units, land donation and rehabilitation; as presented in the table below or to not include any of these parameters in the ordinance. The table below provides a summary of the different options for Board consideration. Elements of the ordinance that are duplicative throughout the options include: applicable projects, exempt projects, rounding rules, comparability, density bonus, duration of affordability, and the affordable housing plan. Implementation of the Proposed Project would allow for concessions, waivers, and incentives for project proponents in order to meet the County's housing goals. To meet the County's affordable housing goals, the Proposed Project will provide an additional 5% density bonus up to the maximum density bonus allowed by State Density Bonus Law and one additional regulatory incentive beyond what is allowed in the State's and County's Density Bonus law (option in alignment with Planning Commission input) for applicable projects that provide affordable housing units on-site and off-site. Off-site affordable housing units are exclusive to fully affordable housing projects. This is an additional percentage than what is outlined within the State Density Bonus Law. This additional density bonus would further assist the County in its implementation of affordable housing requirements as set forth in the General Plan Housing Element.

Applicants of future residential and mixed-use residential development projects would be required to provide affordable dwelling units in their development proposals in order to meet the County's affordable housing goals. The analysis provided in the Environmental Review Update Checklist assesses the potential impacts associated with all options provided below in Table 1.

Table 1: Inclusionary Housing Ordinance Sections with Programmatic Options¹			
PROJECTS THAT WILL BE SUBJECT TO THE ORDINANCE – PROJECT SIZE (Section 6341.b of the Draft Ordinance)			
The Board may provide direction on the projects that should be subject to the ordinance			
General Plan Compliant Project	Option 1 5 units or more	Option 2 10 units or more	Option 3 10 units or more
General Plan Amendment	Option 1 1 unit or more	Option 2 1 unit or more	Option 3 10 units or more
SET-ASIDE REQUIREMENT (Section 6341.c of the Draft Ordinance)			
The Board may select one of the feasible scenarios from the Economic Analysis			
General Plan Compliant Project – Rent	Range between 20% M and 5% VL+ 5% L +10% M		
General Plan Compliant Project – Sale	Range between 5% VL and 5% L +10% M		
General Plan Amendment	Range between 10% M and 5% VL+ 15% L		
ALTERNATIVE COMPLIANCE (Section 6341.d of the Draft Ordinance)			
State law requires that the ordinance include at least one alternative compliance option. The Board may select more than one of these options			
In-Lieu Fee	Land Donation		
Off-Site Development	Rehabilitation of Units		
Accessory Dwelling Units			
IN-LIEU FEE CRITERIA (Section 6341.d of the Draft Ordinance)			
This alternative compliance option would allow for a project to pay a fee as opposed to providing the affordable housing units on the same site as the market-rate units			
Require that the project provide an additional 5% lower-income housing (0-80% AMI) as a condition for developing off- site.			
Not require additional affordable housing as a condition for the development of affordable housing off-site.			
OFF-SITE DEVELOPMENT (Section 6341.d of the Draft Ordinance)			
This alternative compliance option would allow for the affordable units to be developed at a different site than the market-rate units			
Require that the project provide an additional 5% lower-income housing (0-80% AMI) as a condition for developing off-site.			
Not require additional affordable housing as a condition for the development of affordable housing off-site.			
LOCATION CRITERIA (Section 6341.d of the Draft Ordinance)			
Can apply to off-site development, land donation, and rehabilitation			
Must be outside very-high and high fire hazard zones			
Must be located within 1 mile distance or:			
<ol style="list-style-type: none"> 1. Must be in a Vehicle Miles Traveled area, or an infill area per the County’s Transportation Study Guidelines 2. Must be within high or highest resource area² 			
INCENTIVES (Section 6341.e of the Draft Ordinance)			
Incentives can be provided to help off-set the costs of providing affordable housing and to facilitate project feasibility. The Board may select one option below.			
Expedited Review for projects that provide all units as affordable housing for lower-income household (up to 80% of the AMI)			
Expedited review for projects that provide 50% more affordable housing than required			
Additional 5% density increase up to the maximum density bonus allowed by State Density Bonus Law and one additional regulatory incentive beyond what is allowed in the State’s and County’s Density Bonus law with set-aside affordable units onsite. Off-site affordable units can only be applied to fully affordable housing projects			

Notes:

1. Full text of each Ordinance Element is provided in Attachment A.
2. High resource areas are defined by the California Tax Credit Allocation Committee. High/Highest Resource areas are census tracts or rural block groups that have been evaluated for economics, environmental, educational, and

April 19, 2024

poverty and racial segregation measures. For a full overview of indicator, see CTCAC/HCD Opportunity Area Maps Mapping Methodology. (California Fair Housing Task Force [2021])

3. AMI=Area Median Income, M=Moderate, L=Low, VL=Very Low

Applicants of future residential and mixed-use residential development projects would be required to provide affordable dwelling units in their development proposals in order to meet the County's affordable housing goals. The analysis provided in the Environmental Review Update Checklist assesses the potential impacts associated with all options provided above in Table 1.

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 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 & Forestry
Resources

Air Quality

Biological Resources

Cultural Resources

Energy

Geology, Soils &
Seismicity

Greenhouse Gas
Emissions

Hazards/Hazardous
Materials

Hydrology/Water
Quality

Land Use/Planning

Mineral Resources

Noise

Population/Housing

Public Services

Recreation

Transportation

Tribal Cultural
Resources

Utilities/Service
Systems

Wildfire

Mandatory Findings
of Significance

April 19, 2024

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 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, the previously adopted ND or previously certified EIR is adequate.
- 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 a 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

Date

Printed Name

Title

April 19, 2024

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) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration 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.
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 previously adopted Negative Declaration or previously certified 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 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 calling for preparation of a Subsequent or Supplemental 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.

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.

April 19, 2024

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; in non-urbanized areas, substantially degrade existing visual character or quality of the site and its surroundings; if project is in urbanized area, conflict with applicable zoning or other regulations governing scenic quality; and/or create a new source of light or glare which would adversely affect day or nighttime views in the area?

YES

NO

The GPU EIR determined that impacts to aesthetic resources would be less than significant for scenic vistas and scenic resources with the incorporation of mitigation measures. However, impacts to visual character/quality and light/glare were determined to be significant and unavoidable, even with the implementation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for aesthetic resources pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to aesthetic resources. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. As such, adoption of the Proposed Project would not result in aesthetic impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, including adherence to standards for community design and visual quality. As such, projects would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources. Therefore, impacts relative to aesthetics would be consistent with those previously identified in the GPU EIR.

II. AGRICULTURE AND FORESTRY 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 agriculture or forestry resources, including conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use; conflicts with existing

April 19, 2024

zoning for agricultural use or Williamson Act contract; conflict with zoning for or cause rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); result in the loss or conversion of forest land; and/or involve other changes which could result in the conversion of Farmland to a non-agricultural use or conversion of forest land to a non-forest use?

YES

NO

The GPU EIR determined that impacts to agricultural resources would be less than significant for land use conflicts relative to Williamson Act contract lands with incorporation of mitigation measures. However, direct and indirect impacts from the conversion of agricultural land to non-agricultural uses were determined to be significant and unavoidable, even with the implementation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for agricultural resources pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to agricultural resources. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. As such, adoption of the Proposed Project would not result in impacts to agricultural resources (direct or indirect) beyond those analyzed in the GPU EIR.

Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning. Therefore, impacts relative to agricultural impacts would be consistent with those previously identified in the GPU EIR.

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: conflict with or obstruct 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; and/or creation of objectionable odors affecting a substantial number of people?

YES

NO

The GPU EIR determined that air quality impacts would be less than significant relative to conflicts with air quality plans and objectionable odors. However, impacts associated with air quality violations, non-attainment criteria pollutants, and impacts to sensitive receptors were determined to be significant and unavoidable even with the incorporation of mitigation measures. As such, a

April 19, 2024

Statement of Overriding Considerations was adopted for air quality pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects relative to air quality. The Affordable Inclusionary Housing Program does not include changes to any existing land use or zoning designations, or the Land Use Element. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. In addition, potential increases in density from future development projects would be consistent with the State Density Bonus Law. As such, adoption of the Proposed Project would not result in air quality impacts (direct or indirect) beyond those analyzed in the GPU EIR.

As noted in the GPU EIR, individual development projects would be subject to project-specific development and planning review, including adherence to air quality standards. Therefore, impacts to air quality would be consistent with those previously identified in the GPU EIR.

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: substantial adverse effect on any 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; substantial adverse effects on any sensitive natural community (including riparian habitat); 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; conflict with any local policies or ordinances protecting biological resources; 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?

YES

NO

The GPU EIR determined that impacts relative to conflict with applicable habitat conservation plans or natural community conservation plans would be less than significant without mitigation incorporated. Impacts associated with federally protected wetlands and conflict with local biological resources related policies and ordinances would be less than significant with incorporation of mitigation measures. However, impacts to special-status species, riparian habitats, and wildlife movement corridors and nursery sites were determined to be significant and unavoidable, even with the incorporation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for biological resources pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to biological resources. The Proposed Project does not include changes

April 19, 2024

to any existing land use or zoning designations and would not result in changes to the Land Use Element or Housing Element. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. As such, adoption of the Proposed Project would not result in impacts to biological resources (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential future actions would require further review and analysis by the County prior to its adoption in which potential impacts outside the scope of the Proposed Project would be identified and addressed as necessary. Therefore, impacts to biological resources would be consistent with those previously identified in the GPU EIR.

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 resource as defined in State CEQA Guidelines Section 15064.5; causing a change in the significance of an archaeological resource as defined in State CEQA Guidelines Section 15064.5; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The GPU EIR determined that impacts relative to cultural resources, including historical resources, archaeological resources, paleontological resources, and human remains, would be less than significant with the incorporation of mitigation measures.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would cause one or more effects to cultural resources. Impacts to cultural resources would be consistent with those previously identified in the GPU EIR. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. As such, adoption of the Proposed Project would not result in impacts to cultural resources (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to cultural resources. Therefore, impacts to cultural resources would be consistent with those previously identified in the GPU EIR.

VI. ENERGY – 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 regarding energy including: resulting in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption

April 19, 2024

of energy resources during construction or operation; and/or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

Energy resources and conditions were evaluated in the GPU EIR in Section 2.16 Utilities and Service Systems, and energy needs and efficiency were addressed in Section 2.17 Global Climate Change. Both sections concluded that the GPU would have a less than significant impact related to energy with mitigation incorporated.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to energy. Impacts to energy would be consistent with those previously identified in the GPU EIR. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. In addition, potential increases in density from future development projects would be consistent with the State Density Bonus Law. As such, adoption of the Proposed Project would not result in energy impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to energy. Therefore, impacts to energy would be consistent with those previously identified in the GPU EIR.

VII. GEOLOGY, SOILS, AND SEISMICITY – 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 one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; and/or destroy a paleontological resources or site or unique geologic feature?

YES

NO

The GPU EIR determined that impacts to geology and soils would be less than significant and no mitigation measures were required. Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to geology and soils. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the

April 19, 2024

Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. Adoption of the Proposed Project would not result in geological impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to geology and soils. Therefore, impacts to geology and soils would be consistent with those previously identified in the GPU EIR.

VIII. GREENHOUSE GAS EMISSIONS – 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 one or more effects associated with greenhouse gas emissions including: generation of greenhouse gas emissions that may have a significant impact on the environment; and/or conflict with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The GPU EIR determined that impacts associated with greenhouses gases and global climate change would be less than significant with the incorporation of mitigation measures. The GPU EIR was determined to be in compliance with the requirements of Assembly Bill (AB) 52 and to result in less than significant impacts relative to potential effects of global climate change on the GPU, in particular with regard to effects of global climate change on water supply, wildfires, energy needs, and impacts to public health.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to greenhouse gas emissions. Impacts to greenhouse gas emissions would be consistent with those previously identified in the GPU EIR. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. In addition, potential increases in density from future development projects would be consistent with the State Density Bonus Law. Adoption of the Proposed Project would not result in greenhouse gas emissions (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to greenhouse gas emissions. Therefore, greenhouse gas impacts would be consistent with those previously identified in the GPU EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS – 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 one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public

April 19, 2024

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; emit hazardous emissions or handle 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 result in a safety hazard or excessive noise 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?

YES

NO

The GPU EIR determined that impacts related to the transport, use, or disposal of hazardous materials; accidental release of hazardous materials; use of hazardous materials within proximity to schools; location on a site that may create hazard to the public or the environment; or the potential for increased human exposure to vectors were determined to be less than significant without the requirement for mitigation measures. Impacts associated with public and private airport operations and interference with emergency evacuation and response plans were determined to be less than significant with the incorporation of mitigation measures. Impacts relative to wildland fires were determined to be significant and unavoidable, even with the implementation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for wildland fires pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects from hazards and hazardous materials. The Proposed Project does not include changes to any existing land use or zoning designations and would not increase the risk of hazards and hazardous materials compared to the conditions analyzed in the GPU EIR. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. Adoption of the Proposed Project would not result in impacts associated with hazards and hazardous materials (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, including adherence to hazard and safety standards. Therefore, impacts associated with hazards and hazardous materials would be consistent with those previously identified in the GPU EIR.

X. 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 water quality or waste discharge

April 19, 2024

requirements or otherwise substantially degrade surface or groundwater quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; 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; impede or redirect flood flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; and/or conflict with or obstruct implementation of a water quality plan or sustainable groundwater management plan?

YES

NO

The GPU EIR determined that impacts associated with hydrology and water quality would be less than significant with the incorporation of mitigation measures, with the exception of impacts relative to the degradation of water quality and conformance with water quality standards requirements, and groundwater supplies and recharge, which were both determined to be significant and unavoidable, even with the incorporation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for hydrology and water quality pursuant to CEQA Guidelines Sections 15091 and 15093.

The Proposed Project does not include changes to any existing land use or zoning designations and would not result in changes to the Land Use Element or Housing Element. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County's affordable housing goals. As such, adoption of the Proposed Project would not result in impacts to hydrology and water quality (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, including adherence to current regulations. Therefore, impacts to hydrology and water quality would be consistent with those previously identified in the GPU EIR.

XI. 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 associated with land use and planning including: physically dividing an established community; and/or conflict 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

The GPU EIR determined that impacts associated with the physical division of an established community would be less than significant with the incorporation of mitigation measures; furthermore, impacts resulting from conflict with applicable land use plans, policies, or regulations, or a Habitat

April 19, 2024

Conservation Plan or Natural Communities Conservation Plan, were determined to be less than significant with no mitigation required.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to land use and planning. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. The Proposed Project does not include changes to any existing land use or zoning designations and would not result in changes to the Land Use Element or Housing Element. Furthermore, the project is consistent with the State Density Bonus Law; which encourages the development of affordable housing, including up to a 50% increase in project densities depending on the amount of affordable housing provided, and an 80% increase in density for projects that are completely affordable. As such, adoption of the Proposed Project would not result in impacts to land use and planning (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential actions would require further review and analysis by the County prior to its adoption in which potential impacts outside the scope of the Proposed Project would be identified and addressed as necessary. Therefore, impacts to land use and planning would be consistent with those previously identified in the GPU EIR.

XII. 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 availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The GPU EIR determined that impacts to mineral resources would be significant and unavoidable, even with incorporation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for mineral resources pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to mineral resources. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. The Proposed Project does not include changes to any existing land use or zoning designations and would not result in changes to the Land Use Element or Housing Element. As such, adoption of the Proposed Project would not result in impacts to mineral resources (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to mineral resources. Therefore, impacts would be consistent with those previously identified in the GPU EIR.

XIII. NOISE – 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 one or more effects from noise including: generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; generation of excessive groundborne vibration or groundborne noise levels; and/or for a project within the vicinity of a private airstrip or airport land use plan or within two miles of a public airport or public use airport, expose people residing or working in the area to excessive noise levels?

YES

NO

The GPU EIR determined that noise impacts would be less than significant with incorporation of mitigation measures, except for impacts resulting from the permanent increase in ambient noise levels, which were determined to be significant and unavoidable, even with the incorporation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for noise impacts pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects from noise. The Affordable Inclusionary Housing Program does not change any existing land use or zoning designations. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. As such, adoption of the Proposed Project would not result in noise impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Additionally, as noted in the GPU EIR, individual development projects would be subject to project-specific development and planning. Therefore, noise impacts would be consistent with those previously identified in the GPU EIR.

XIV. POPULATION AND HOUSING – 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 one or more effects associated with population and housing including: induce substantial unplanned population growth either directly or indirectly; and/or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

YES

NO

The GPU EIR determined that impacts associated with population and housing would be less than significant and incorporation of mitigation measures was not required. Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to population and housing. Adoption of the Proposed Project would not directly result in new housing or induce population. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. Furthermore, the project is consistent with the State Density Bonus Law; which encourages the development of affordable housing, including up to a 50% increase in project densities depending on the amount of affordable housing provided, and an 80% increase in density for projects that propose all units as affordable units. As such, adoption of the Proposed Project would not result in population and housing impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential future actions and their potential impacts to population and housing would require further review and analysis by the County. Therefore, impacts to population and housing would be consistent with those previously identified in the GPU EIR.

XV. PUBLIC SERVICES – 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 one or more effects associated substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, and/or other public facilities?

YES

NO

The GPU EIR determined that impacts to public services (fire, police, and other public services) would be less than significant with incorporation of mitigation measures, with the exception of impacts to school services, which were determined to be significant and unavoidable even with incorporation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for public services pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to public services. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals, consistent with the State Density Bonus Law. The Proposed Project would not directly result in new housing or induce population growth. As such, the Proposed Project

April 19, 2024

would not result in impacts to libraries, schools, police protection services, fire protection services, or other public facilities (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential future actions and their potential impacts to public services would require further review and analysis by the County. Therefore, impacts to public services would be consistent with those previously identified in the GPU EIR.

XVI. 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 cause effects to recreation including: 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; and/or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The GPU EIR determined that impacts to recreation would be less than significant with the incorporation of mitigation measures. Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that causes one or more effects to recreation. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects to meet the County’s affordable housing goals. As such the Proposed Project would not result in recreation impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Additionally, as noted in the GPU, individual development projects would be subject to project-specific development and planning review, including adherence to park development standards. Therefore, impacts to recreation would be consistent with those previously identified in the GPU EIR.

XVII. TRANSPORTATION – 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 including: conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and/or result in inadequate emergency access?

YES

NO

The GPU EIR determined that impacts to transportation and traffic would be less than significant with incorporation of mitigation measures, with the exception of impacts relative to the degradation in level of service (LOS) for roadways in unincorporated San Diego County and adjacent cities, and to rural road safety; These impacts were determined to be significant and unavoidable even with mitigation measures incorporated. As such, a Statement of Overriding Considerations was adopted for transportation and traffic pursuant to CEQA Guidelines Sections 15091 and 15093.

The State of California adopted Senate Bill (SB) 743, which changed the method of traffic analysis. SB 743 eliminated the use of LOS as a basis for determining significant transportation impacts under CEQA, which was used to evaluate impacts in the GPU EIR. The Governor’s Office of Planning and Research updated CEQA Guidelines to establish new criteria for determining the significance of transportation impacts and recommended that Vehicle Miles Traveled be the primary metric for evaluating transportation impacts under CEQA. SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans, studies, congestion management, and transportation improvements, but these metrics may no longer constitute the basis for transportation impacts under the General Plan. The General Plan identifies LOS as being a required analysis and LOS will continue to be analyzed as part of project review.

The Proposed Project does not change any existing land use or zoning designations and would not result in impacts (direct or indirect) to transportation and traffic beyond those analyzed in the GPU EIR. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County’s affordable housing goals. In addition, potential increases in density from future development projects would be consistent with the State Density Bonus Law; which encourages the development of affordable housing, including up to a 50% increase in project densities depending on the amount of affordable housing provided, and an 80% increase in density for projects that propose all units as affordable units. Adoption of the Proposed Project would not result in transportation impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to transportation. Therefore, impacts to transportation would be consistent with those previously identified in the GPU EIR.

XVIII. 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 substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 and that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources or a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision © of Public Resources Code 5024.1?

YES

NO

April 19, 2024

The passage of AB 52 (Chapter 532, Statutes 2014) required an update to Appendix G of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. A tribal cultural resource may be considered significant if it is included in a local or state register of historic resources; is determined by the lead agency to be significant pursuant to the criteria set forth in Public Resources Code (PRC) Section 5024.1; is geographically designated landscape that meets one or more of the criteria in PRC Section 21084.1; is a unique archaeological resource described in PRC Section 21083.2; or is a non-unique archaeological resource if it conforms to the above criteria.

The GPU EIR did not include a separate analysis of tribal cultural resources. However, Section 2.5 Cultural and Paleontological Resources of the GPU EIR did evaluate cultural resources, including resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources, and addressed tribal resources. It was determined that impacts would be less than significant with incorporation of mitigation measures.

There is no new information, such as new regulations, a change of circumstances, or changes to the project that would give rise to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County's affordable housing goals.

Individual development projects would be subject to project-specific development and planning review, which would address any potential impacts to tribal cultural resources. Therefore, impacts to tribal cultural resources would be consistent with those previously identified in the GPU EIR.

XIX. 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 causes effects to utilities and service systems including: require or result in the relocation or construction of new or expanded water, wastewater treatment for storm water drainage, electrical power, natural gas or telecommunication facilities; have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; 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; generate solid waste in excess of State or local standards, in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals; and/or comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

YES

NO

The GPU EIR determined that impacts to utilities and service systems would be less than significant with mitigation measures incorporated, with the exception of impacts relative to the provision of adequate water supplies and sufficient landfill capacity, which were determined to be significant and unavoidable, even with the incorporation of mitigation measures. As such, a Statement of Overriding

Considerations was adopted for utilities and service systems pursuant to CEQA Guidelines Sections 15091 and 15093.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that causes one or more effects to utilities and service systems. The Proposed Project does not propose any changes to existing land use or zoning designations, or the Land Use Element or Housing Element. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County's affordable housing goals, consistent with the State Density Bonus Law. As such, adoption of the Proposed Project would not result in utility and service system impacts (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential future actions would require further review and analysis by the County prior to its adoption in which potential impacts outside the scope of the Affordable Inclusionary Housing Program would be identified and addressed as necessary. Therefore, impacts to utilities and service systems would be consistent with those previously identified in the GPU EIR.

XX. WILDFIRE – 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 associated with wildfire including: substantially impair an adopted emergency response or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and/or expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability or drainage changes?

YES

NO

The California Natural Resources Agency adopted a comprehensive update to the State's CEQA Guidelines that incorporated a new category, wildfire impacts, into the Initial Study Checklist. Therefore, the GPU EIR did not contain a discussion of wildfire-related issues in its own topical category but did address fire hazards within Section 2.7 Hazards and Hazardous Materials. Impacts relative to wildland fires were determined to be significant and unavoidable, even with the implementation of mitigation measures. As such, a Statement of Overriding Considerations was adopted for wildland fires pursuant to CEQA Guidelines Sections 15091 and 15093.

The Proposed Project does not include changes to any existing land use or zoning designations, or the Land Use Element or Housing Element. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County's affordable housing goals. As such, adoption of the Proposed Project would not result in impacts to wildfires (direct or indirect) beyond those analyzed in the GPU EIR.

Implementation of potential future actions would require further review and analysis by the County prior to its adoption in which potential impacts outside the scope of the Proposed Project would be identified and addressed as necessary. Therefore, impacts associated with wildfire would be consistent with those previously identified in the GPU EIR.

XXI. 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

The Proposed Project does not result in any changes to the General Plan land use map or County zoning designations. The capacity of the County's August 3, 2011, General Plan land use map was found adequate to provide enough housing to meet future RHNA requirements; therefore, no revisions were required and/or proposed to the County's land use map. The Proposed Project would fulfill the implementation of affordable housing requirements as set forth in the Housing Element and stipulates that further regulations requiring affordable housing units be included in all future residential and mixed-use residential development projects in order to meet the County's affordable housing goals, consistent with the State Density Bonus Law.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance. The proposed project would not result in additional impacts to biological resources, cumulatively considerable impacts, or direct or indirect environmental impacts to human beings. All impacts associated with the Proposed Project would be consistent with those previously identified in the GPU EIR.

XXI. ATTACHMENTS

- Attachment A: Inclusionary Housing Draft Ordinance Guide for Public Feedback

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

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Fair Housing Task Force. 2021. Methodology for the 2022 Tax Credit Allocation Committee/Housing Community Development Opportunity Map. Available at:
<https://www.treasurer.ca.gov/ctcac/opportunity/2022/2022-hcd-methodology.pdf>

County of San Diego. 2011. San Diego County General Plan. Adopted August 3, 2011. Available at: <http://www.sandiegocounty.gov/content/sdc/pds/generalplan/GP-EIR.html#EIR>