

Attachment E – Environmental Documentation



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 19, 2019

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM
FOR PROJECTS WITH PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENTS
FOR PURPOSES OF CONSIDERATION OF A ZONING ORDINANCE UPDATE FOR
SMALL CELL WIRELESS FACILITIES
PDS2019-POD-19-003**

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

1. Background on the previously certified EIR:

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

Of these environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The certified Final Program EIR found that the project would cause significant effects which could be mitigated to a level below significance for the following areas: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Global Climate Change. Effects to Aesthetics,

Agricultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems remained significant and unavoidable. A Statement of Overriding Considerations was made in approving the General Plan Update. The previously certified Final Program EIR is available at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>. An addendum to the Final Program EIR dated January 30, 2019 was accepted by the Board of Supervisors for their approval of project number PDS2017-POD-17-004 and PDS2018-REZ-18-008 on February 27, 2019. These project numbers were associated with Zoning Ordinance Update No. 31 (Update No. 31) and associated County Code amendments. Update No. 31 included revisions to Sections 6980 – 6991 addressing Small Cell Wireless Facilities. The determination was made that there were no changes in the project or in the circumstances under which the project was undertaken that involve significant new environmental impacts which were not considered in the previously certified Program EIR for the General Plan Update. There was no increasing the severity of previously identified significant effects, and no new information of substantial importance had become available since the PEIR was certified.

2. Lead agency name and address:

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

- a. Contact: Tara Lieberman, Environmental/Land Use Planner
- b. Phone number: (858) 495-5466
- c. E-mail: Tara.Lieberman@sdcounty.ca.gov

3. Project applicant's name and address:

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

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

YES
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NO
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Zoning Ordinance Update No. 31 approved on February 27, 2019 included 21 total changes: 17 to the Zoning Ordinance, one property zoning change, one change to the County Code of Regulatory Ordinances, and two changes to the County Code of Administrative Ordinances. Included in Update No. 31 was Item No. 15 that described changes to Section 6980 - 6991 of the Zoning Ordinance for Federal Communication Commission Small Cell Wireless Facilities (SCWF). These changes included adding a definition for SCWF and splitting Section 6984 regarding application requirements. Resulting Section 6984.A listed non-discretionary permit requirements for SCWF, and Section 6984 B retained application

requirements for discretionary permit requirements for other wireless telecommunications facilities. Section 6985 concerning application processing was also split – part A for non-discretionary permit processing, and part B for discretionary permit processing.

The Board of Supervisors' approval of Item No. 15 of Update No. 31, included direction for staff to return to the Board within 180 days with additional requirements and options to: reduce cluttering; avoidance of sensitive sites; encourage co-location of SCWF with existing infrastructure; address distance between wireless facilities; placement of utility boxes; preferred locations for residential areas; undergrounding equipment; and additional public noticing.

The current proposed Zoning Ordinance Update for Small Cell Wireless Facilities (ZOU-SCWF) addresses the February 27, 2019 direction given by the Board. ZOU-SCWF proposes minimal changes to Sections 6980 – 6991 (Wireless Telecommunications Facilities) and adds Sections 6992 and 6993 to address SCWF. Changes proposed by ZOU-SCWF include: adding a definition for “Decorative Pole” and revises the definition of SCWF; adds a definition for “Structures,” “Travel Way,” and “Utility Pole”; removes Sections 6984.A and 6985.A and moves some of this text to new Sections 6992 and 6993; revises the headings for Section 6984.B and 6985.B to drop the letter B and make it clear that these sections would apply to Non-SCWF; added Section 6992 to address SCWF application process including development standards, operational and maintenance standards, and permit application contents; and, added Section 6993 to address SCWF application processing. Please see the revisions proposed by ZOU-SCWF attached.

As stated in the first paragraph of this section above, the Board also requested options regarding development standards and operational and maintenance standards for SCWF. These options are as follows:

- Proposed Section 6992.A.2 contains most-preferred and least-preferred locations for these facilities. The Board may adopt the changes as recommended or adopt revisions to the locational preferences;
- Proposed Section 6992.A.3 states that SCWF shall not be located within 1,000 feet of schools, childcare centers, hospitals, or churches. The Board may adopt the changes as recommended or adopt distance requirements ranging from 300 to 2000 feet;
- Proposed Section 6992.A.4 states that SCWF are also encouraged to locate in the public right-of-way. The Board may adopt this recommended text or adopt additional specificity by including Mobility Element Roads as a most-preferred location and local public roads as a least-preferred location or specify other preferences;
- Proposed Section 6992.A.8 contains configuration preferences for SCWF listing six configuration preferences from most-preferred (co-location with an existing facility) to least-preferred (County-owned traffic signal); excluding placement on a decorative pole; and restricting the number of SCWF to two on existing structures. The Board may adopt this recommended this text or adopt revisions to these configuration preferences including allowing for up to four SCWF to co-locate;
- Proposed Section 6992.A.9 sets visual separation distances for new SCWF structures owned by the same provider to 500 feet in most-preferred locations and 1,000 feet in least-preferred locations. The Board may adopt this text as recommended, adopt these visual separation distances regardless of provider, adopt these visual separation distances for facilities as well as structures, or adopt different visual separation distances;

- Proposed Section 6992.A.14 would require undergrounding of all equipment as technically feasible, except that equipment which must be above ground for proper functioning. The Board may adopt this text as recommended or not adopt requirements regarding undergrounding of SCWF equipment.
- Proposed Section 6992.A.15 would require SCWF to visually and operationally blend into their surroundings by complying with design regulations contained in several subsections of Section 6987. The Board may adopt these requirements as recommended or adopt more specific design requirements.
- Proposed Section 6992.B.2 would require SCWF compliance with the County Noise Ordinance. The Board may adopt this text as recommended or adopt more specific noise requirements;
- Proposed Section 6992.B.3 would require SCWF to minimize or avoid impacts to vegetation. The Board may adopt this text as recommended or not adopt requirements regarding plant disturbance; and
- The Board may or may not adopt or further revise the recommended text of other subsections of Section 6992 and 6993 related to other operational and maintenance standards and application requirements that are not related to environmental issues.

The Zoning Ordinance authorizes the Director of PDS to initiate requests to amend the Zoning Ordinance as necessary to implement and ensure consistency with the General Plan. The proposed revisions are intended to further preserve community character and protect aesthetic quality in accordance with the guidelines and intent of the Telecommunications Act of 1996. Furthermore, the proposed revisions are intended to encourage siting in preferred locations to minimize aesthetic impacts and to minimize the intrusion of wireless facilities into residential areas in accordance with the stated purpose of the Wireless Telecommunications Facilities Zoning Ordinance Code (Section 6982).

The ZOU-SCWF would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update, or cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program EIR.

5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

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

DETERMINATION:

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

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified Program EIR (August 2011) and Addendum dated January 30, 2019 can be relied on without modification.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

July 19, 2019

Signature

Date

Tara Lieberman

Printed Name

**Environmental/Land Use
Planner**

Title

INTRODUCTION

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

CEQA Guidelines, Section 15162(a) 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.

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

responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 zoning for agricultural use or Williamson Act contract, or conversion 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))?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to agricultural and forestry resources including: conversion of Prime Farmland, Unique Farmland, or

Farmland of Statewide Importance to a non-agricultural use; conflicts with existing zoning for agricultural use or Williamson Act contract; or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned for Timberland Production. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to air quality including: conflicts with or obstruction of implementation of the RAQS or 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities

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

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 use including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to energy use including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program EIR.

VII. GEOLOGY AND SOILS -- 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, seismic-related ground failure, including liquefaction, strong seismic ground shaking, 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; and/or 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?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to 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, seismic-related ground failure including liquefaction, strong seismic ground shaking, 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; and/or 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. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated

January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO



The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES



NO



The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; and a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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, or other public facilities?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to physical impacts associated with the provision of new or physically altered governmental facilities or the 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 fire protection, police protection, schools, parks, or other public facilities. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical

deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program EIR.

XVII. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm

equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program 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 change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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

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 cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination

by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program EIR.

XX. 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
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NO
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The changes to the Zoning Ordinance proposed by ZOU-SCWF as described under item no. 4 beginning on page 2, would not cause any changes to the General Plan or involve new significant environmental impacts that were not previously considered in the certified Final Program EIR for the General Plan Update from August 2011 or the Addendum to the Final Program EIR dated January 30, 2019. ZOU-SCWF would not cause a substantial increase in the severity of previously identified environmental impacts in the certified Final Program EIR related to degrading 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, threatening 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; having impacts that are individually limited, but cumulatively considerable; or having environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. ZOU-SCWF does not constitute new information of substantial importance that would affect the previous environmental analysis of the certified Final Program EIR

ATTACHMENTS

- Zoning Ordinance Update for Small Cell Wireless Facilities (Proposed revisions to Sections 6980 – 6993)

- Addendum to the Previously Certified Program EIR for the County of San Diego General Plan Update, January 30, 2019
- Program EIR for the County of San Diego General Plan Update, August 2011 – On file with Planning & Development Services and online at <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html>

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

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego, Board of Supervisors, Wednesday February 27, 2019, Minute Order No. 2, Subject: Noticed Public Hearing: Zoning Ordinance Update No. 31 and County Code Amendments (POD 17-004; REZ 18-008)

<https://bosagenda.sdcountry.ca.gov/agendadocs/doc?id=0901127e809f36e0>

County of San Diego, Board of Supervisors, Wednesday February 27, 2019, Attachment B to the Board Letter – An Ordinance Amending the San Diego County Zoning Ordinance Related to Definitions, Accessory Use Regulations, General Regulations, and Property Zoning (POD 17-004; REZ 18-008) (Strike-out/Underline Copy)

<https://bosagenda.sdcountry.ca.gov/agendadocs/doc?id=0901127e809cc0a5>

County of San Diego General Plan, 2011.

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

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Noise, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region