



County of San Diego

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January 11, 2019

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE 2011 GENERAL PLAN UPDATE

FOR PURPOSES OF CONSIDERATION OF RAMONA VILLAGE FORM BASED CODE UPDATE POD-17-001/REZ-18-005

CEQA Guidelines, Section 15164 (a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental EIR have occurred.

CEQA Guidelines Section 15164 applies to the Ramona Village Form Based Code Update (POD-17-001/REZ-18-005). CEQA Guidelines Section 15164 allows an addendum to a previously certified environmental document to be prepared if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. The County of San Diego certified a Final EIR for General Plan Update. The Final EIR for the General Plan Update is hereby amended by this Addendum and the Environmental Review Update Checklist for the Ramona Village Form Based Code Update (PD-17-001/REZ-18-005) as described below.

Location: The proposed project encompasses approximately 695 acres in Ramona, within unincorporated San Diego County. The Ramona Village Form Based Code area is located along Main Street, between Etchverry Street and 3rd Street.

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

On July 30, 2014, the Board of Supervisors approved the Form Based Code for the Alpine Core and Ramona Village (POD11-010/POD11-012/REZ14-002), with an Addendum to the Final EIR for the County General Plan Update.

The Project proposes the first update to the Ramona Village Form Based Code (RVFBC), which was approved in 2014. The RVFBC implements the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. A Form Based Code (FBC) for the Ramona Village Center is required under the Ramona Community Plan (Goal LU4.1). The RVFBC is authorized by the Goals and Policies of the County of San Diego General Plan adopted by the Board of Supervisors on August 3, 2011.

Changes in the project and impacts:

The proposed update to the RVFBC includes the items directed by the Board, and requested changes from the RCPG and is divided into three components: a) application of residential zoning density; b) RVFBC boundary expansion; and c) clean-up and clarifications as summarized below.

a) Application of Residential Zoning Density

During the creation of the RVFBC, residential zoning density (14.5 dwelling units per acre) was applied to properties along Main Street. Today's actions include the application residential zoning density to properties off Main Street. A density of 7.26-dwelling units per acre is proposed for 162-properties totaling approximately 50-acres.

b) RVFBC Boundary Expansion

The Hagey Property is a six parcel, 20-acre site located on the east side of Ramona Street, south of the RVFBC boundary. Currently the properties are zoned Single Family Residential and Residential Urban. Today's actions propose adding two of the six parcels into the RVFBC, consistent with the RCPG recommendation. The inclusion of the two parcels would allow mixed uses (e.g., residential and commercial).

c) Clean-Up and Clarifications

Clean-up and clarification to the RVFBC document include correcting inconsistencies in the RVFBC, including typographical errors, incorrect references, missing information, and the need to clarify or revise certain policies in the document as summarized below:

- Review Process: Minor edits to correct and improve the general administration and review process, while promoting the streamlining of projects.
- Tree Preservation: Updates to the existing requirements in the RVFBC sub-areas to protect and preserve mature Eucalyptus trees located on Main Street.
- Commercial Signage: Modifications to signage regulations to account for new types of signage which were not identified in the RVBC document, and creates new size requirements by zoning district.

- Stormwater: Corrections to inconsistencies in stormwater regulations to better align with County Best Management Practices (BMPs), and to allow for greater flexibility on smaller village sized parcels.
- Lighting: Modifications to lighting regulation to have all new lighting face down, to minimize light pollution.
- Residential Parking: Modifications to the residential parking standards to increase the number of required parking spaces for residential units.

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

Finding: The previous Final EIR for the 2011 General Plan Update, as amended by this Addendum and the Environmental Review Update Checklist may be used to fulfill the environmental review requirements of the Ramona Form Based Code Update (PD-17-001/REZ-18-005). Because the changes to the project meet the conditions for the application of CEQA Guidelines Section 15164, preparation of a subsequent or supplemental EIR is not required.



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January 11, 2019

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Ramona Village Form Based Code Update POD-17-001/REZ-18-005

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 Ramona Village Form Based Code Update (POD 17-001/REZ-18-005).

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

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

On July 30, 2014, the Board of Supervisors approved the Form Based Code for the Alpine Core and Ramona Village (POD11-010/POD11-012/REZ14-002), with an Addendum to the Final EIR for the County General Plan Update. The Final EIR for the County General Plan Update and the Addendum for Form Based Code (RVFBC) described above are on file at the offices of the County Department of Planning & Development Services. The Addendum for the proposed RVFBC Update is also on file with PDS.

2. Lead agency name and address:

County of San Diego

a. Timothy Vertino, Land Use / Environmental Planner:

b. 858-495-5468

c. timothy.vertino@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego

a. Timothy Vertino, Land Use / Environmental Planner:

b. 858-495-5468

c. timothy.vertino@sdcounty.ca.gov

4. Project Description:

The Ramona Village Form Based Code (RVFBC) project area is centered along State Route (SR) 67 (Main Street), which serves as the main commercial corridor for the community. The RVFBC boundary extends from Etchevery Road to the west, 3rd Avenue to the east, the Santa Maria Creek to the north, and Raymond Avenue and E Street to the south, encompassing approximately 690 acres. Properties along Main Street consist of a variety of commercial uses that mainly serve residential and agricultural areas within the surrounding community. Civic uses (e.g., library, post office) are also located along this corridor

The RVFBC is authorized by the Goals and Policies of the County of San Diego General Plan adopted by the Board of Supervisors on August 3, 2011. The location and densities of land uses, as depicted in Chapter 3 – Land Use Element of the General Plan, are based on an analysis of development constraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and accessibility to emergency fire protection services. Within these constraints, the core concept for the County's development directs future growth to areas where existing or planned infrastructure and services can support growth and locations within or adjacent to existing communities. The General Plan Update identified village type densities and intensities within RVFBC. The Form Based Code is consistent with the General Plan land use designations.

The RVFBC serves as a stand-alone regulatory document and is incorporated into the zoning ordinance as a separate chapter. Like the zoning ordinance, the RVFBC includes provisions on allowed uses, setbacks, height. The RVFBC also includes provisions for landscape design, architectural requirements, and roadway/trail improvements. The RVFBC requires discretionary permits for some proposed uses which because of their nature would be deemed so intensive to require additional community level review and analysis. In some instances, even by-right uses would be required to obtain a discretionary Site Plan Review Permit. This would take place when a project is proposed on lands that contain environmental resources.

The Ramona Community Plan provides a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the Land Use Element of the County’s General Plan. These goals and policies are designed to provide more precise guidance regarding the character, land uses, and densities within each community planning area. The Ramona Community Plan was amended in conjunction with the 2011 adoption of the General Plan. The RVFBC implements the following goals and policies of the Ramona Community Plan (Section 1.4: Areas of Change: Development Infill and Intensification):

Goal LU 4.1 Enable a Ramona Village plan for the downtown area to build towards a walkable and economically viable Main Street and town center.

Policy LU 4.1.1 Provide Ramona specific custom tailored zoning through a Form-Based or Place-Based or Context-sensitive Code technique for the areas in the Village and Village Core Land Use Categories.

Policy LU 4.1.2 Identify, coordinate and plan for the Ramona Village Design Committee Ramona Design Review Board and Ramona Community Planning Group.

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

YES

NO

The proposed update to the RVFBC includes the items directed by the Board, and requested changes from the RCPG and is divided into three components: a) application of residential zoning density; b) RVFBC boundary expansion; and c) clean-up and clarifications as summarized below.

a) Application of Residential Zoning Density

During the creation of the RVFBC, residential zoning density (14.5 dwelling units per acre) was applied to properties along Main Street. Today’s actions include the application residential zoning density to properties off Main Street. A density of 7.26-dwelling units per acre is proposed for 162-properties totaling approximately 50-acres.

b) RVFBC Boundary Expansion

The Hagey Property is a six parcel, 20-acre site located on the east side of Ramona Street, south of the RVFBC boundary. Currently the properties are zoned Single Family Residential and Residential Urban. Today’s actions propose adding two of the six parcels into the RVFBC, consistent with the RCPG recommendation. The inclusion of the two parcels would allow mixed uses (e.g., residential and commercial).

c) Clean-Up and Clarifications

Clean-up and clarification to the RVFBC document include correcting inconsistencies in the RVFBC, including typographical errors, incorrect references, missing information, and the need to clarify or revise certain policies in the document as summarized below:

- Review Process: Minor edits to correct and improve the general administration and review process, while promoting the streamlining of projects.
- Tree Preservation: Updates to the existing requirements in the RVFBC sub-areas to protect and preserve mature Eucalyptus trees located on Main Street.
- Commercial Signage: Modifications to signage regulations to account for new types of signage which were not identified in the RVBC document, and creates new size requirements by zoning district.
- Stormwater: Corrections to inconsistencies in stormwater regulations to better align with County Best Management Practices (BMPs), and to allow for greater flexibility on smaller village sized parcels.
- Lighting: Modifications to lighting regulation to have all new lighting face down, to minimize light pollution.
- Residential Parking: Modifications to the residential parking standards to increase the number of required parking spaces for residential units.

As explained in this Addendum, none of the proposed changes require major revisions of the General Plan Update 2011 EIR due to new significant effects or the substantial increase in the severity of previously identified effects. There are no substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that show significant effects or more severe effects than those analyzed in the EIR.

6. **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.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> 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"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |

- Land Use & Planning
- Population & Housing
- Transportation/Traffic

- Mineral Resources
- Public Services
- Utilities & Service Systems

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

Signature

Date

Timothy Vertino

**Land Use / Environmental
Planner**

Printed Name

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 the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The proposed text changes include updates to the project review process, parking standards, accessory dwelling units, stormwater management, signage standards, approved tree list, and corrections to general errors and inconsistencies. The RVFBC Update would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetics analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetics.

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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The RVFBC area is located within the Village Core area of downtown Ramona and would not result in impacts to agricultural or forestry resources. The project area consists of mostly developed property interspersed with vacant sites. The size and location of vacant properties within the project area are not conducive to intensive agricultural use due to their proximity to existing commercial and higher density residential uses.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agriculture or forestry resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources.

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The zoning density updates would be consistent with the existing General Plan land use designations.

Since the General Plan Update 2011 was certified, the County adopted a Climate Action Plan (CAP) on February 14, 2018. The CAP included an air quality component that relied on the existing land use assumptions within the General Plan. Therefore, projects that do not change the land use intensity of the General Plan, which was used to develop the Regional Air Quality Strategy (RAQS) and the and State Implementation Plan (SIP) are considered consistent with the CAP. If a discretionary project is compliant with the land use of the General Plan and entails a specific development, such as residential housing, then that project is required to implement all feasible air quality measures contained within the CAP Checklist.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed zoning density correction is being focused on Paseo and Old Town sub-areas only, avoiding environmentally sensitive areas which are mostly located within the Colonnade sub-area. There are several properties that have been identified with vernal pools within the Paseo and Old Town areas, however these properties are not proposed to change zoning density. Future development of properties would be subject to the "B" Design Review Special Area Designator which would require review to determine if sensitive biological resources exist on a parcel. Therefore, future discretionary actions would require site-specific environmental review for parcels containing sensitive resources. The RVFBC area is located within the boundaries of the draft Multiple Species Conservation Program (MSCP) North County Plan, which is currently in progress.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources.

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources.

VI. 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

Future development within the boundaries of the RVFBC would be required to comply with federal, state, and local building standards and regulations, as well as geotechnical reconnaissance reports and investigations, where required by the County. All construction activities would be required to comply with the CBC and the County Grading Ordinance, both of which would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion. The County's Grading Ordinance also requires all clearing and grading to be carried out with dust control measures. In addition, all future development projects would be required to comply with all applicable federal, state, and local regulations related to septic tanks and waste water disposal, including County Department of Environmental Health standards, to ensure that soils are capable of supporting the use of septic tanks or alternative waste water disposal systems.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to geology and soils analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to geology and soils.

VII. 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

Since the GPU EIR was certified, the County adopted a Climate Action Plan (CAP) on February 14, 2018. The CAP included an inventory of greenhouse gas (GHG) emissions that relied on the existing land use assumptions within the General Plan. Therefore, projects that do not change the land use intensity of the General Plan are considered consistent with the CAP. If a discretionary project is compliant with the land use of the General Plan and entails a specific development, such as residential housing, then that project is required to implement all feasible GHG reduction measures contained within the CAP Checklist.

The General Plan Update 2011 contemplated village type densities and intensities within the project area. The project would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area.

Because the project complies with the existing land use densities and because future discretionary projects proposing actual development would be required to comply with the CAP Checklist, there is no new information of substantial importance that would cause environmental impacts to GHG emissions.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to greenhouse gas emissions analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to greenhouse gas emissions.

VIII. 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

On August 19, 2013 the San Diego County Regional Airport Authority determined that the Ramona Village Form Based Code was consistent with the adopted Ramona Airport ALUCP. The FBC update proposes zoning density updates on sites located within Airport Area 2. The proposed FBC updated has been reviewed for consistency with the Ramona ALUCP and it has been determined consistent by County staff. Therefore, the project would result in the same impacts associated with hazards and hazardous materials including emergency response operations, evacuation plans, and wildland fire hazards.

Any future development of properties within the RVFBC area would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hazards and hazardous materials analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The proposed text changes include text revisions to Stormwater Management, consistent with the San Diego County BMP Design Manual.

Since certification of the Final EIR for the County General Plan in 2011, there has been a change in circumstances regarding municipal stormwater regulations. The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) on discharges from municipal separate storm water sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. Any permit application within the Ramona Village Form Based Code area will be evaluated on a case by case basis for subjectivity to the 2013 MS4 Permit and the 2016 San Diego County BMP Design Manual.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality.

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update does not propose any changes to General Plan land use designations, and all proposed changes are consistent with the goals and policies of the General Plan.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to

mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to mineral resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources.

XII. 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 proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

When compared to the General Plan EIR, the RVFBC would result in the same overall densities and intensity of allowed uses, and thus would result resulting in similar associated with excessive noise levels, excessive ground borne vibration, permanent and temporary increases in ambient noise levels, excessive noise exposure from airports and construction noise as those analyzed in the General Plan Update EIR.

On August 19, 2013 the San Diego County Regional Airport Authority determined that the Ramona Village Form Based Code was consistent with the adopted Ramona Airport ALUCP. The FBC update proposes zoning density updates on sites located within Airport Area 2. The

proposed FBC updated has been reviewed for consistency with the Ramona ALUCP and it has been determined consistent by County staff.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise effects analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more noise effects.

XIII. 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The General Plan Update 2011 contemplated village type densities and intensities within the project area. The project would implement the goals and policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. The area is served by existing infrastructure (water, sewer, fire facilities and public roads).

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant population and housing effects analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more population and housing effects.

XIV. 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

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public services analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to public services.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations.

The GPU EIR contemplated the same overall densities and intensity of allowed uses within the RVFBC area. The proposed RVFBC Update would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. The RVFBC would not add any additional density beyond that analyzed in the General Plan Update EIR, therefore, the proposed project would not exacerbate the need for new or expanded recreation facilities. As such, implementation of the proposed project would result in similar impacts to recreational facilities.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to recreation analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to recreation.

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

NO

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations, thus, the proposed RVFBC Update would not result in increased impacts to utilities and service systems beyond that analyzed in the General Plan Update EIR.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to utilities and service systems analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to utilities and service systems.

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

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

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

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

YES

NO

The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations.

As described in this Addendum, there are no changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. The proposed actions would not result in additional impacts that were not previously analyzed in the General Plan Update 2011 EIR.

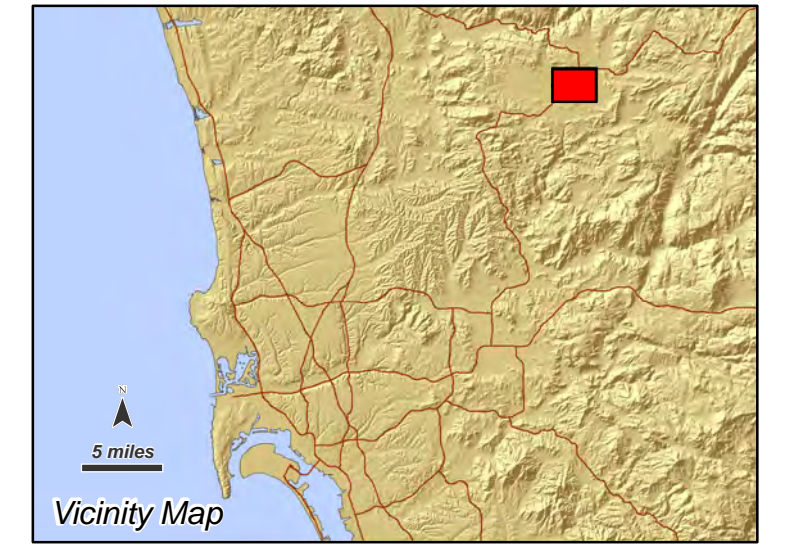
XX. ATTACHMENTS

- A Ramona Village Form Based Code Project Area
- B Application of Residential Density Map



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

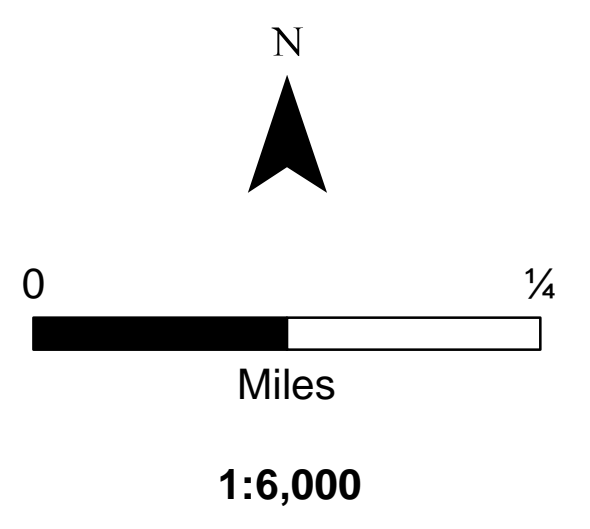
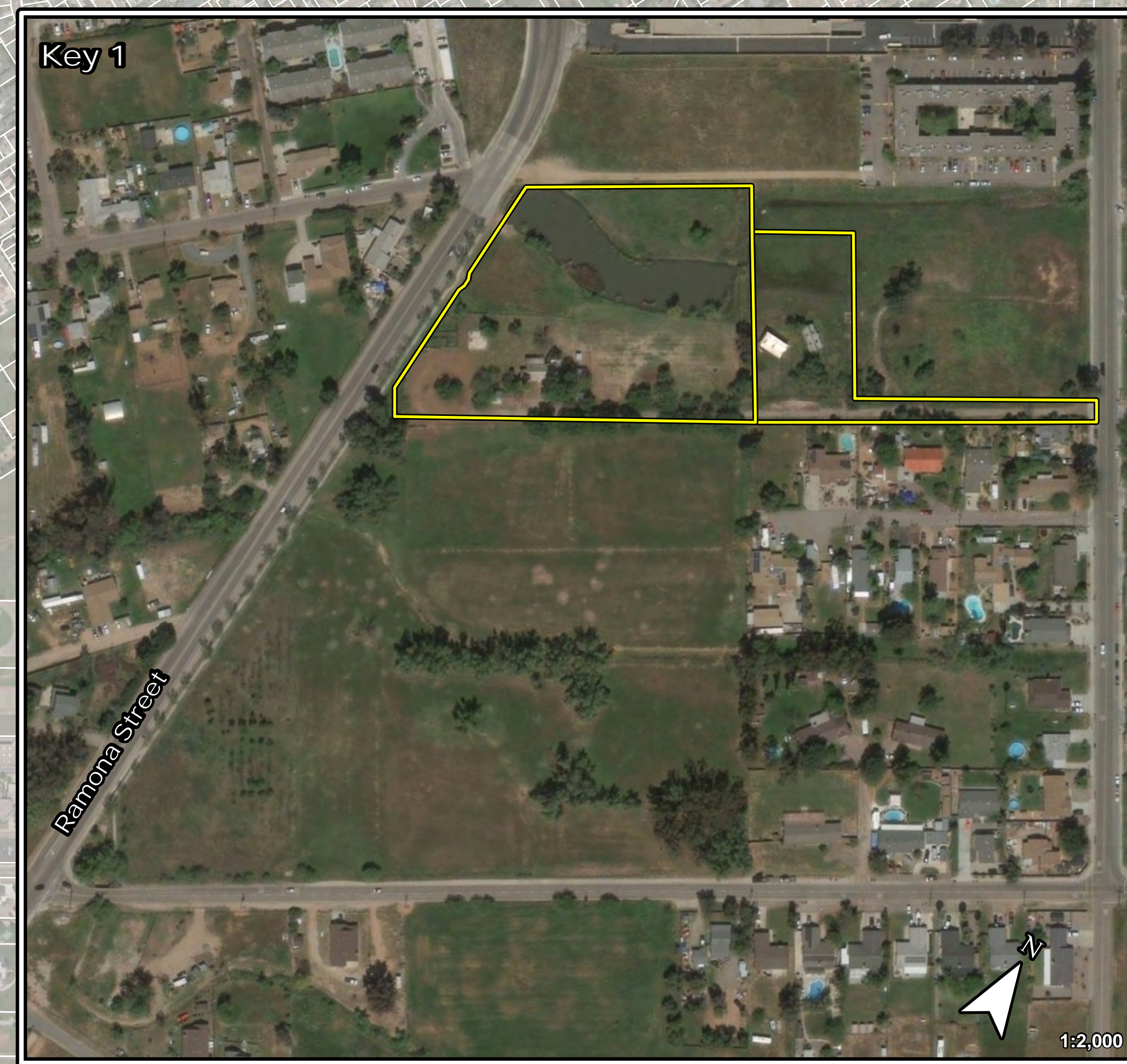
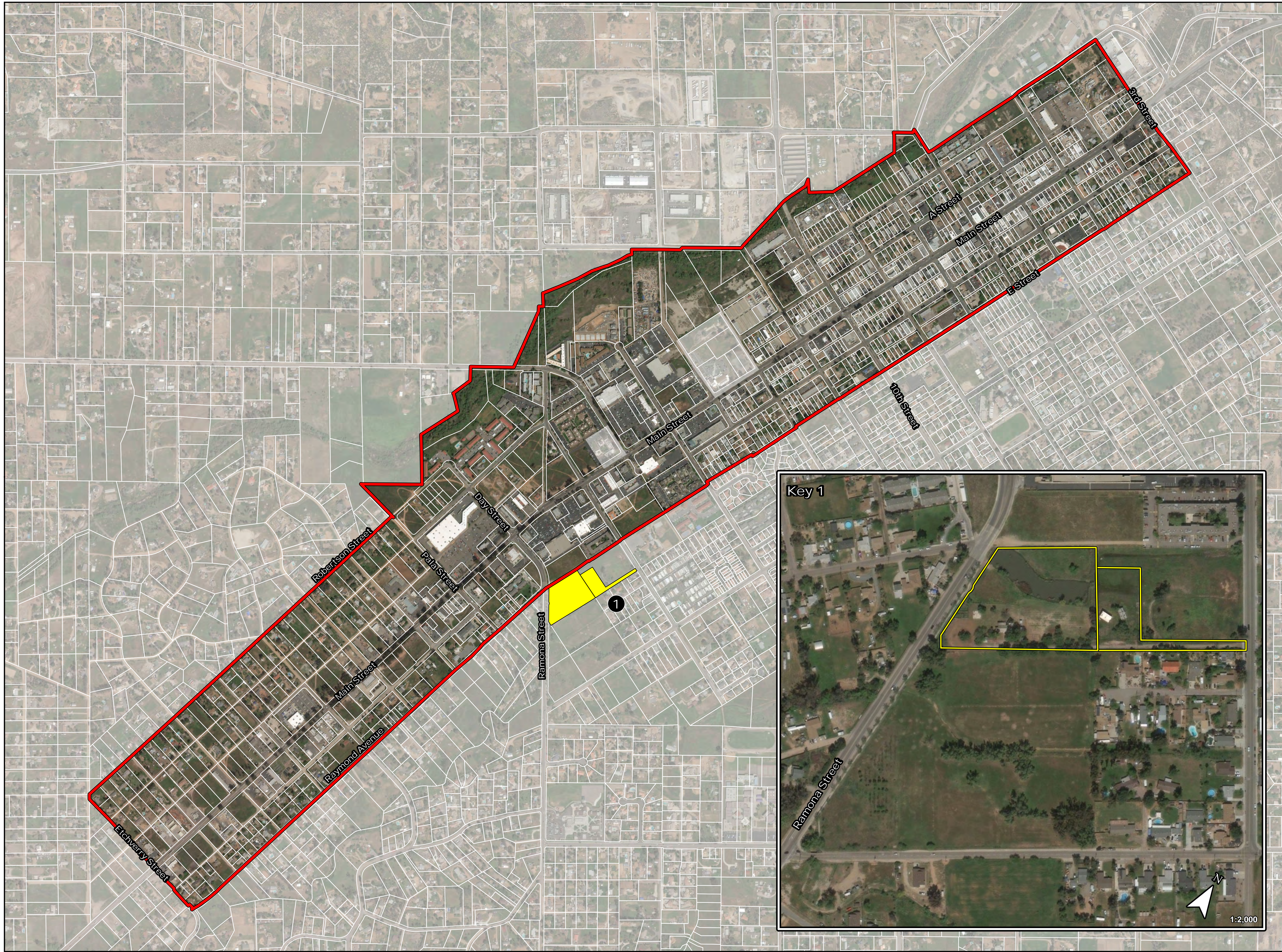
- California Environmental Quality Act, 2018 CEQA Guidelines
- California Public Resources Code, CPRC, Sections 40000-41956
- Climate Action Plan Checklist
- County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3
- County of San Diego General Plan, adopted August 3, 2011
- County of San Diego General Plan Final EIR, certified August 3, 2011.
- County of San Diego Addendum to the General Plan Final EIR for the Alpine Core and Ramona Form Based Code dated April 10, 2014.
- County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991.
- County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)
- County of San Diego Zoning Ordinance
- Uniform Fire Code, Article 9 and Appendix II-A, Section 16
- Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Ramona Form Based Code Update



Legend

-  Form Based Code Boundary
-  Parcels to be Added



County of San Diego
Planning and Development Services
Land Use & Environmental Group
Geographic Information Service

LUeG
GIS
SanGIS

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