



Planning & Development Services

Discretionary Permit Resources

PROCESS GUIDANCE & REGULATIONS / STATUTES

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General Guidance

- Administrative List—Zoning Ordinance
- Board of Supervisors Policies - Complete Policy Listing by Section
- CEQA Consultants List for Privately Initiated Projects
- PDS Electronic Documents Guidelines
- San Diego County Code of Regulatory Ordinances
- Initial Consultation Meeting Request Form
- Project Planning Application Forms

General CEQA Guidance

- **CA Office of Planning and Research CEQA Statutes and Guidelines** (formerly CERES: California Environmental Resources Evaluation System)
- **County CEQA Guidelines**
- **Memorandum of Understanding (MOU)**

General Plan

- **2011 General Plan Documents**

Project Issue Resolution

- **Project Issue Resolution Guidance Website**

Parks & Trails Guidance

- **Park Lands Dedication Ordinance Guidance Website**
- **Community Trails Master Plan**
- **Community Trails Master Plan (CTMP) Route Study**

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Guidelines of Significance & Report Format and Content Requirements

Aesthetics & Visual Resources

- **Guidelines for Determining Significance** (Approved July 30, 2007)
 - **Report Format & Content Requirements** (Approved July 30, 2007)
1. **Resource Protection Ordinance (RPO)**
 2. **Light Pollution Code**
 3. **Warning Lights**
 4. **Street Lights**

Agricultural Resources

- **Guidelines for Determining Significance** (Approved June 23, 2015)
 - **Report Format & Content Requirements** (Approved June 23, 2015)
1. **Agricultural Resources Screening Flowchart**
 2. **Soil Candidates Map**
 3. **Aquifer Types Map**
 4. **Area climates and Sunset Zones**
 5. **Williamson Act lands and Agricultural Preserves Map**
 6. **Farmland Mapping and Monitoring Program**
 7. **California Land Conservation Act (Williamson Act)**
 8. **The Right to Farm Act**
 9. **County of San Diego Agricultural Enterprises and Consumer Information Ordinance**
 10. **California Department of Conservation Important Farmland Finder Tool**
 11. **Purchase of Agricultural Conservation Easement (PACE) Program**

Air Quality

- **Guidelines for Determining Significance** (Approved March 19, 2007)
- **Report Format & Content Requirements** (Approved March 19, 2007)

1. **Air Quality Screening Flowchart**
2. **California Ambient Air Quality Standards**
3. **San Diego Air Pollution Control District (SDAPCD)**
4. **SDAPCD Permit Applications**
5. **California Air Resources Board**
6. **Air Quality and Land Use Handbook - CARB**

Airport Hazards

- **Guidelines for Determining Significance** (Approved July 30, 2007)
1. **Airport Land Use Plans Compatibility Plans (ALUCPs)**
 2. **CalTrans, Division of Aeronautics, Airport Land Use Planning Handbook**
 3. **FAA Advisory Circular AC 70/7460-2K, Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace**
 4. **FAA Form 7460-1 - Notice of Proposed Construction or Alteration**

Biological Resources

- **Guidelines for Determining Significance** (Approved September 26, 2006 - 1st revision December 5, 2007, 2nd revision July 30, 2008, 3rd revision June 30, 2009, 4th revision September 15, 2010)
 - **Report Format & Content Requirements** (Approved September 26, 2006 - 1st revision December 5, 2007, 2nd revision July 30, 2008, 3rd revision June 30, 2009, 4th revision September 15, 2010)
1. **Resource Protection Ordinance (RPO)**
 2. **Biological Mitigation Ordinance (BMO)**
 3. **MSCP Findings**
 4. **MSCP Website**
 5. **Fish & Game Fee FAQs**
 6. **Mitigation Banks**
 7. **California Department of Fish & Game Lake or Streambed Alteration Permit**
 8. **Process For Issuance of Coastal Sage Scrub Habitat Loss Permits (Ord. No. 8365)**
 9. **Protocols for Projects Requiring HLPs**
 10. **Board of Supervisors Policy I-100: Minor Open Space Encroachments**
 11. **Board of Supervisors Policy I-103: Open Space Encroachment Vacations**
 12. **Sec. 87.501 Clearing Permits - County of San Diego 2003 Revised Grading Ordinance**
 13. **GIS Biological Mapping Training – January 20, 2011**

Greenhouse Gas Emissions

- **Guidelines for Determining Significance**
 - **Report Format Content and Requirements**
 - **Climate Action Plan Consistency Review Checklist**
 - The 2016 Climate Change Analysis Guidance was removed on 4/28/2017
1. **Climate Action Plan**

Cultural Resources

- **Guidelines for Determining Significance** (Approved September 26, 2006 - Revised December 5, 2007 -Includes Archaeology & Historical Resources)
 - **Report Format & Content Requirements** (Approved September 26, 2006 - Revised December 5, 2007 -Includes Archaeology & Historical Resources)
1. **An Ordinance Amending the San Diego County Administrative Code, Relating to Enactment of Mills Act Contracts for Property Tax Relief and for the Preservation of Historic Properties**

2. **An Ordinance Adding Section 396.7 To The San Diego County Administrative Code Relating To The San Diego County Local Register Of Historical Resources**
3. **Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**
4. **Resource Protection Ordinance (RPO)**

Dark Skies and Glare

- **Guidelines for Determining Significance** (Approved July 30, 2007 - First Minor Modification January 15, 2009)
- **Photometric Study Requirements** (Approved July 30, 2007 - First Minor Modification January 15, 2009)

Environmental Impact Report (EIR)

- **EIR Content & Format Requirements**
- **EIR Content and Format Guidelines-Revised 2004**
- **September 26, 2006 - County of San Diego EIR Content & Format Requirements**

Emergency Response Plans

- **Guidelines for Determining Significance** (Approved July 30, 2007)

Note: Please see the information located at the section below related to Fire Protection.

Geology/Geologic Hazards/Soils

- **Guidelines for Determining Significance** (Approved July 30, 2007)
1. **State of California Seismic Hazards Program**
 2. **California Geological Survey Regional Geology and Hazards Mapping**
 3. **State of California Alquist Priolo Act**

Grading

1. **County of San Diego Grading Ordinance**
2. **Land Development Preliminary Grading Guidelines**
3. **SWMP Grading Plan Guidelines**

Groundwater

- **Guidelines for Determining Significance** (Approved March 19, 2007)
 - **Report Format & Content Requirements** (Approved March 19, 2007)
1. **Groundwater Ordinance(Ord. No.9826)**
 2. **Memorandum of Agreement Between Borrego Water District and the County of San Diego**
 3. **Groundwater Limitations Map**
 4. **PDS Policy Regarding CEQA Cumulative Impact Analyses For Borrego Valley Groundwater Use**

Hazardous Materials & Existing Contamination

- **Guidelines for Determining Significance** (Approved July 30, 2007)
1. **SWRCB Geo tracker**
 2. **Department of Toxic Substance & Control- EnviroStor**
 3. **Government Code Section 65962.5 (Cortese List) Information**
 4. **Department of Environmental Health, Voluntary Assistance Program**

5. **Department of Environmental Health, Local Enforcement Agency (burnsites & solid waste facilities)**
6. **Asbestos Information**
7. **San Diego Air Pollution Control District - Asbestos notification**

Hydrology/Water Quality

- **Guidelines for Determining Significance** (Approved July 30, 2007)

Note: Please use the forms and templates at this [link](#) as the forms and templates are subject to change.

1. **Low Impact Development LID Handbook**
2. **Clean Water Act 303(d) - List of Impaired Water Bodies**
3. **Best Management Practice Design Manual (BMP) (Replaces SUSMP)**
4. **Watershed Protection Ordinance**
5. **Drainage Design Manual**
6. **Hydromodification Management Documents**
7. **General Development Resources**

Land Use/Planning

1. **General Plan Elements**
2. **Community Plans**
3. **Design Guidelines Design Review Checklist**
4. **Zoning Ordinance**
5. **Board of Supervisors Policies**
6. **Ordinance Amendments**
7. **County Subdivision Ordinance**
8. **California Subdivision Map Act**

Landscaping & Revegetation

- **Report Format Content and Guidelines** (Approved July 30, 2007)
1. **Landscape Plan Application (Documentation Package)**
 2. **PDS #346 - Discretionary Application Form**
 3. **PDS #346S - Supplemental Application Form**
 4. **PDS #717 - Revegetation Plans Applicant's Guide**
 5. **County of San Diego Water Efficient Landscape Design Manual**
 6. **County of San Diego Parking Design Manual**
 7. **Community Design Guidelines**
 8. **Stormwater Information**
 9. **County of San Diego Grading Ordinance -§87.417 (Planting) and § 87.418 (Irrigation)**
 10. **San Diego County's Water Conservation in Landscaping Ordinance, Ord No. 10427**

Mineral Resources

- **Guidelines for Determining Significance** (Approved July 30, 2007 - Revised July 30, 2008)
 - **Report Format & Content Requirements** (Approved July 30, 2007 - Revised July 30, 2008)
1. **Mineral Land Classification Maps (available for ordering)**
 2. **Guidelines Classification of Mineral Lands**
 3. **Surface Mining and Reclamation Act**

Noise

- **Guidelines for Determining Significance** (Approved March 19, 2007 - Revised January 27, 2009)
- **Report Format & Content Requirements** (Approved March 19, 2007 - Revised January 27, 2009)

1. **Noise Ordinance (Ord. No 6212)**
2. **Old Noise Element** (Adopted 1975 and Revised 2006)
3. **New Noise Element** (Adopted August 2011)

Paleontological Resources

- **Guidelines for Determining Significance** (Approved March 19, 2007 - First Minor Modification January 15, 2009)

Transportation & Traffic

- **VMT Transportation Study Guide/SB 743 Website**
- **Guidelines for Determining Significance** ([Reference Only](#), See VMT Transportation Study Guide) (Approved Sept. 26, 2006 - Revised June 30, 2009, Modified Feb. 19, 2010 and Second Modification Aug. 24, 2011)
- **Report Format & Content Requirements** ([Reference Only](#), See VMT Transportation Study Guide) (Approved Sept. 26, 2006 - Revised June 30, 2009, Modified Feb. 19, 2010 and Second Modification Aug. 24, 2011)

Unique Geology

- **Guidelines for Determining Significance** (Approved July 30, 2007)

Vectors

- **Guidelines for Determining Significance** (Approved July 30, 2007 - First Minor Modification January 15, 2009)
- **Report Format & Content Requirements** (Approved July 30, 2007 - First Minor Modification January 15, 2009)

1. **DEH Vector Control Program**
2. **Managing Mosquitos in Stormwater Treatment Devices**
3. **Managing Mosquitos in Surface-Flow Constructed Treatment Wetlands**
4. **Mosquitos: Integrated Pest Management Around the Home**

Water Quality

- **Guidelines for Determining Significance** (Approved July 30, 2007)

Wildland Fire and Fire Protection/Fire Hazards

- **Guidelines for Determining Significance** (Approved August 31, 2010)
- **Report Format & Content Requirements** (Approved August 31, 2010)

1. **Memorandum of Understanding Between USFWS, CDF&G, CDF, San Diego County Fire Chief's Association and the Fire District's Association of San Diego County**
2. **U.S. Fish & Wildlife Services Opinion on the MOU**
3. **County of San Diego: Fire, Defensible Space and You!**
4. **Consolidated Fire Code**
5. **Fire Code Compliance for Cellular Facilities**
6. **Fire Protection Plan--Letter Report**

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