



# County of San Diego

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## **NOTICE OF PREPARATION FOR A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

Date: June 20, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego (County), Planning & Development Services (PDS), will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act (CEQA) for the project below. PDS is seeking public and agency input on the scope and content of the environmental information to be contained in the SEIR. This Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can also be reviewed at the following website link:

[http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html).

### **GRADING ORDINANCE COMPREHENSIVE UPDATE**

#### **DESCRIPTION OF THE PROJECT:**

As part of the County Board of Supervisor's direction, the County proposes to amend the existing Grading, Clearing and Watercourses Ordinance (Ordinance) to update the clearing (e.g., removing vegetation) and grading (e.g., earth movement) permit process to address agricultural and residential clearing and grading requirements (referred to as the Project or Ordinance Update). The Project will include, but is not limited to, changes to the grading and clearing requirements, thresholds for permit requirements, and permit process. The Project will include evaluation and recommendations of providing a ministerial permit process for grading and/or clearing for housing located in Vehicle Miles Travelled (VMT) Efficient or Infill Areas as defined by the County's Transportation Study Guide (TSG). Options may also be included to keep the current regulations and requirements for clearing and grading in place.

The Project requires an amendment to the Ordinance. Discretionary permits/actions associated with the Project will be listed in the Project Description for the SEIR as required by CEQA. Following the NOP the County will prepare a Draft SEIR that will list project approvals, as well as any other County approvals necessary or desirable to implement the Project, or other regulatory agency permits.

#### **LOCATION OF THE PROJECT:**

The County of San Diego is located in the southwestern corner of the state. The County is bordered by the Pacific Ocean to the west, Counties of Orange and Riverside to the north, Imperial County to the east, and the United States–Mexico international border to the south.

The Project will apply to the unincorporated areas of the County. Regional Location and County of San Diego figures are attached for reference.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the Project are detailed in the attached Environmental Initial Study (IS). All questions answered “Supplemental Analysis Required” will be analyzed further in the Draft SEIR. All questions answered “Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR” will be summarized but will not be analyzed further in the Draft SEIR.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

**CEQA REQUIREMENTS**

CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code section 21000 et. seq.). 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. On the basis of this analysis, PDS has determined that:

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 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 Impact Report is required.

The NOP signifies the beginning of the Draft SEIR review and public participation process. At the same time, the County contemplates further agency and public input as the Project proceeds through the County’s environmental review process. During this process and before public circulation of the Draft SEIR, the County anticipates some changes or additions to the Project,

its description, and probable impacts in response to comments received from the NOP and ongoing independent County staff review the Project's supporting documents. The iterative process is a necessary part of the County's Draft SEIR review process. However, the County does not anticipate circulating any new or revised NOP for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft SEIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft SEIR. Those comments also will be the subject of written responses that will be included in the Final SEIR.

**PUBLIC SCOPING MEETING:**

The County will conduct one virtual public scoping meeting. The purpose of the meeting is to inform the public about the about the proposed project and the environmental review process and schedule. The scoping meeting is for information gathering; they are not public hearings and no public testimony will be taken. No decisions about the project will be made at the public scoping meetings. The meeting dates and times are as follows:

**When:**

- Thursday, July 11, 2024, at 6:00 p.m. – 7:30 p.m.

**Location: Virtual**

- Please access the meeting using this link: <https://us06web.zoom.us/j/81615477712>

**SUBMITTING COMMENTS:**

The County is requesting comments to the scope of the Project and how the Project may affect the environment. This information will be considered when preparing the SEIR's discussion of environmental topics, significant effects, mitigation measures, and alternatives. Comments on the NOP must be submitted in writing with "Grading Ordinance NOP Comment" in the subject line and must be received no later than **Monday, July 22, 2024 at 4:00 p.m.** (a 33-day public review period). Comments may be submitted in the following 2 ways:

Postal Mail

County of San Diego  
Planning & Development Services  
Attn: Grace Bodenchak  
5510 Overland Avenue  
Suite 210  
San Diego, CA 92123

E-mail

Grace Bodenchak  
[grace.bodenchak@sdcounty.ca.gov](mailto:grace.bodenchak@sdcounty.ca.gov)

For additional information regarding the Project, please contact Grace Bodenchak by e-mail at [Grace.Bodenchak@sdcounty.ca.gov](mailto:Grace.Bodenchak@sdcounty.ca.gov).

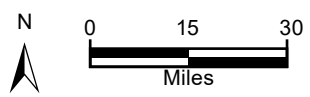
Attachments:

- Figure 1 Regional Location
- Figure 2 County of San Diego  
Environmental Initial Study



Path: C:\GIS\Projects\SD County DPR\Grading\_Clearing\_Watercourse\_Ordinance\Map Docs

Source: County of San Diego 2020.

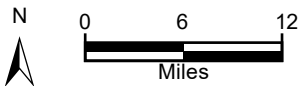


**Figure 1**  
Regional Location



**Legend**

- Cities
- Unincorporated Areas
- San Diego County Boundary



Source: County of San Diego 2020.

**Figure 2**  
County of San Diego