

Thank you for joining us!

The webinar will begin shortly.

Please Note:

- This webinar will be recorded
- All participant microphones will be muted during the webinar
- Please use chat feature at the bottom of your screen if you are having issues with Zoom during the meeting



Grading Ordinance Comprehensive Update
Supplemental EIR Public Scoping Meeting

July 11, 2024



County of San Diego

Grading Ordinance Comprehensive Update Supplemental Environmental Impact Report (SEIR) Public Scoping Meeting

Planning & Development Services

July 11, 2024

Project Contact Information



grace.bodenchak@sdcounty.ca.gov



(619) 985-1092



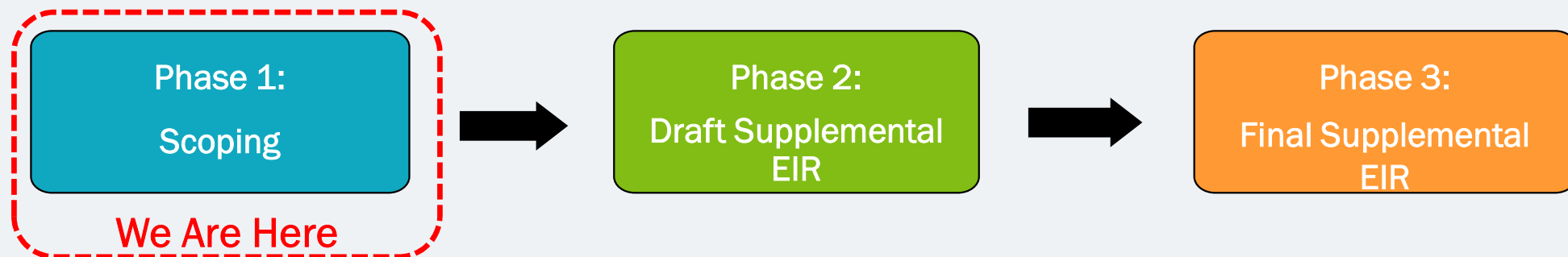
www.sandiegocounty.gov/pds/ceqa/POD-21-005

Meeting Purpose and Process

Public Comment Period: June 20, 2024 to July 22, 2024

The CEQA Scoping Meeting occurs during the public review period to provide project information and obtain comments on the environmental analysis.

CEQA Process



Presentation Overview



Summary of Board
Direction



Overview of
Grading Ordinance



Introduction to
CEQA



Opportunity to
Provide Input

Grading Ordinance Comprehensive Update Background



Board Direction

This Project:

October 10, 2018

- Separate agricultural clearing permit from the grading for residential housing projects

May 19, 2021

- Pursue an ordinance update to address agricultural and residential clearing and grading requirements, thresholds, and permit process.

May 24, 2023

- Long Term Action: Update the Ordinance and prepare a checklist to allow ministerial grading permits within VMT Efficient and Infill Areas if they meet certain criteria

Board Direction

Other Actions (Not this Project):

May 19, 2021

- Consolidate the agricultural regulations into a single chapter while maintaining existing requirements [Complete 8/17/22](#)
- Separately explore comprehensive agricultural clearing allowances under the North County and future East County MSCP [Different Project: North County MSCP](#)

May 24, 2023

- Short Term: Update the Ordinance to allow by-right ministerial grading permits for by-right housing projects authorized by law. [Complete 3/13/24](#)

Grading, Clearing, and Watercourses Ordinance

Purpose and Use

- Adopted in 1996 to establish regulations and procedures for permitting earth movement (grading) and removing vegetation (clearing)
- Ensure public safety by preventing slope failure, foundation failure, expansive soil damage, and erosion and drainage problems.
- Developers or property owners are required to obtain a grading permit for movement of soil and/or clearing permit for removal of vegetation.
- Only applicable to County unincorporated areas.
- Since its adoption, the Ordinance has been amended 7 times to address stakeholder comments and federal and State mandates.

Grading, Clearing, and Watercourses Ordinance Contents

Chapter 1

Responsibilities and Enforcement

Chapter 2

Grading Permits

Chapter 3

Fees, Deposits and Security

Chapter 4

Design Standards and Performance
Requirements

Chapter 5

Clearing Regulations

Chapter 6

Watercourses

Chapter 7

Surface Mining

Chapter 8

General Provisions and Definitions

Chapter 9

Agricultural Grading and Clearing

Current Grading Permit Requirements

Grading Permits are required if any of the following are met:

- When excavation or fill result in the movement of material exceeding 200 cubic yards
- When excavation or fill is greater than 8 feet in vertical height
- When grading activities alter the surface of the land within a watercourse, affects the flow or capacity of a watercourse, or place fill or encroachments within a mapped floodway

200 CY = ~ 13 

Current Grading Permit Requirements

Types of Grading Permits

Minor Grading w/Building Permit

- Between 200 CY to 2,500 CY
- No more than 200 CY import or export
- No cut or fill exceeding 20 ft vertical height
- For single/two-family dwelling or accessory
- Does not cross property lines
- Submitted with a Building Permit
- Likely CEQA exempt

Minor Grading Permit

- Between 2,500 CY to 5,000 CY
- No cut or fill exceeding 25 ft vertical height
- For single/two-family dwelling or accessory

Agricultural Grading Permit

- Exclusively for agriculture
- No more than 200 CY import or export
- No cut steeper than 1.5:1 or exposed slope steeper than 2:1
- Can cover related clearing

Major Grading Permit

- Commercial and multi-family projects
- All other grading not covered under Minor Grading Permit or Agricultural Grading Permit

Current Clearing Permit Requirements

Clearing Permits are required if any of the following are met:

- When in excess of routine landscaping
- When in excess of allowance for fire protection purposes
- When in excess of incidental surveying, geotechnical exploration, and percolation tests/wells
- When in excess of an approved discretionary permit or grading permit
- When in excess of agricultural tilling or cultivating
- When in excess of clearing for access for exempt activities
- When property is outside MSCP Subarea, clearing over 5 acres on a parcel zoned for single family residential use
- When property is inside MSCP Subarea, clearing more than Biological Mitigation Ordinance allowances

Current Clearing Permit Requirements

Types of Clearing Permits

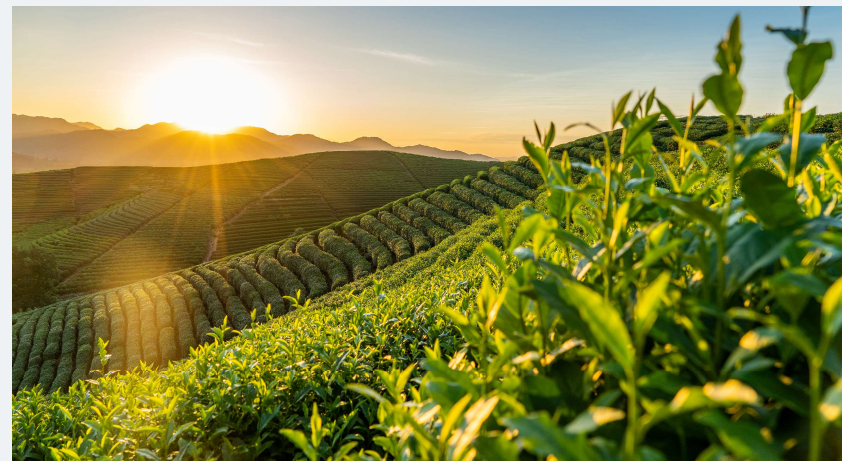
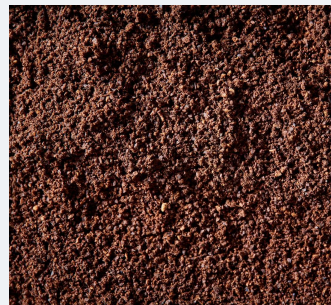
Administrative Brushing and Clearing Permit

- Clearing of vacant land not related to agriculture
- Clearing over 5 acres in residential zone with existing dwelling

Administrative Agricultural Clearing Permit

- Clearing exclusively for agriculture
- Applies when no agricultural grading is necessary.

CEQA Process Summary



What is CEQA?

Purpose of California Environmental Quality Act (CEQA)

- Evaluate project's environmental effects
- Reduce significant effects, where feasible
- Public and agency involvement and disclosure
- Informed decision making

Environmental Impact Reports (EIRs) and Supplemental EIRs

- Appropriate if there is a potential for significant impacts
- Supplemental EIRs can be prepared for changes to a project or new information that may result in significant or more severe impacts than previously identified

Significant impact is a substantial and adverse change in physical environment

CEQA Purpose

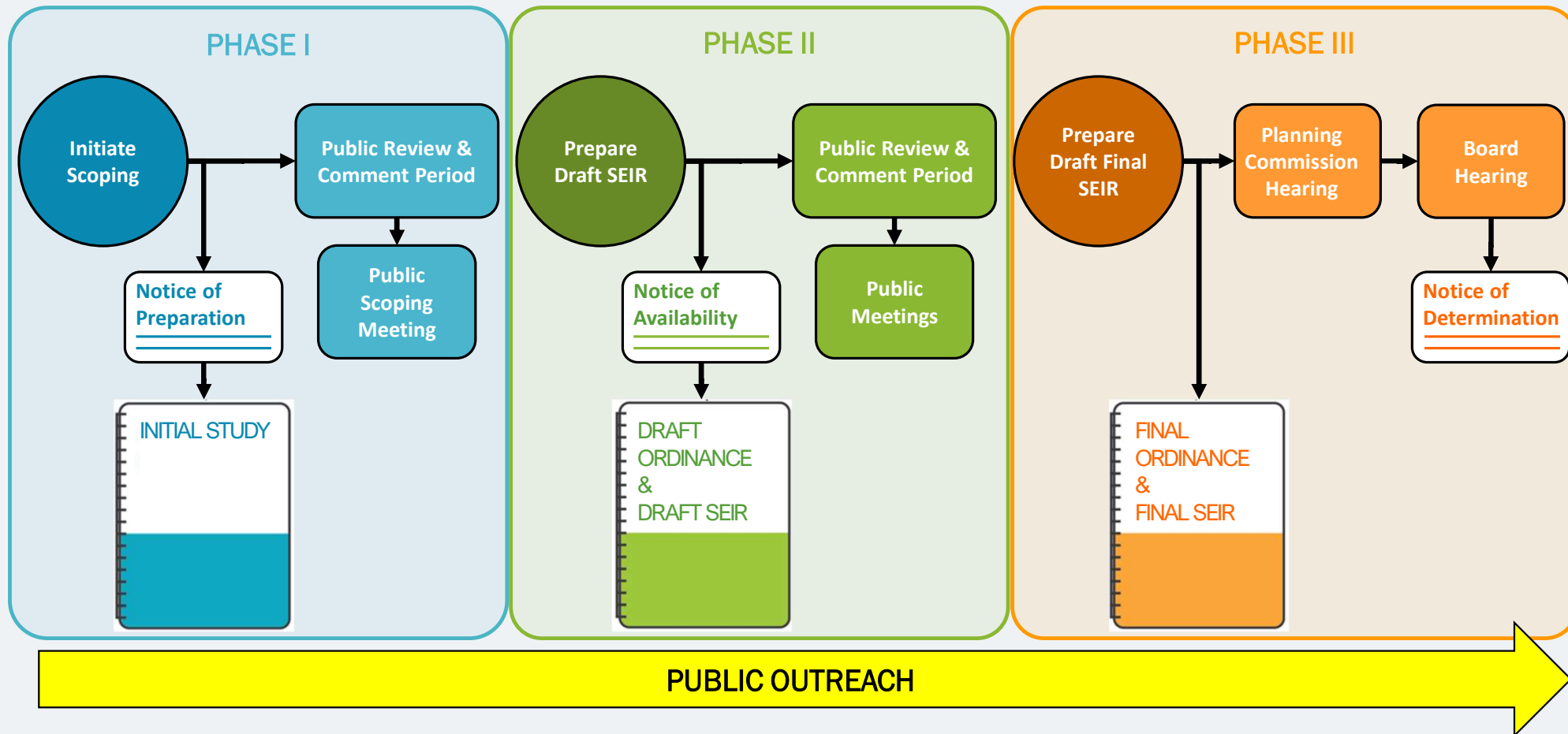
What CEQA does...

- Discloses information about the effects a project could have on the environment
- Identifies mitigation measures
- Describes feasible alternatives to the proposed project
- Solicits agency and public input throughout process

What CEQA doesn't do...

- Does not require mitigation for existing environmental conditions
- Does not advocate for the project under evaluation
- Does not require project denial due to significant environmental impacts
- Does not address economic and social issues (e.g., property values)

Public Process



Providing Input



Tips for Submitting Your Input

What we ask of you:

- **Effects** of the project that may damage the physical environment
- **Alternatives** to the project that may be less damaging to the environment
- **Modification** to the project that may lessen the project's environmental effects

Comments are most effective when they are:

- **Specific** and focus on the scope and content of the Project
- **Relate** to the project's potential for impacts on the physical environment
- **Include** supporting evidence/facts, such as references or citations to specific websites and studies

How to Submit Your Comments

Comments must be submitted by July 22, 2024, by 4:00 p.m.

Ways to submit:



Postal Mail:

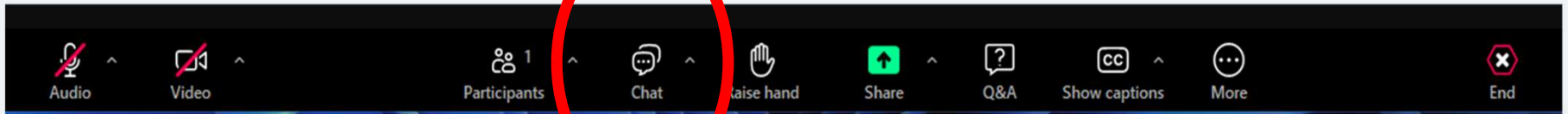
County of San Diego, Planning and Development Services
Attn: Grace Bodenchak
5510 Overland Avenue, Suite 210
San Diego, CA, 92123



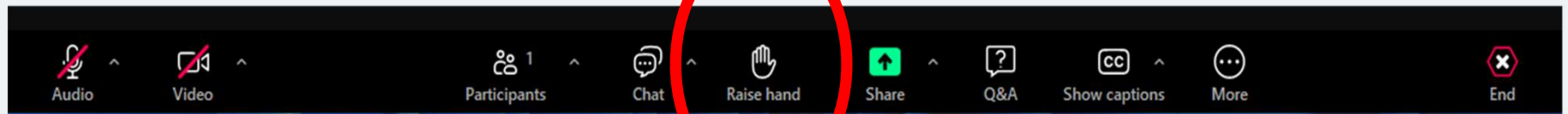
E-mail: grace.bodenchak@sdcounty.ca.gov

Include “Grading Ordinance NOP” in the subject line.

How to Submit Your Comments



Public Discussion



Thank You for your participation!



grace.bodenchak@sdcountry.ca.gov



(619) 985-1092



www.sandiegocounty.gov/pds/ceqa/POD-21-005

END

EXTRA SLIDES

Contents of Supplemental EIR



Supplemental EIR Chapters

- Executive Summary
- Introduction
- Project Description
- Environmental Impacts and Mitigation Measures
- Cumulative Impacts
- Alternatives
- Other Sections Required By Statute
- Report Preparers
- Appendices

Supplemental EIR Environmental Factors

