



FINAL INITIAL STUDY AND NEGATIVE DECLARATION

Project Name	General Plan Amendment: Housing and Safety Elements
Project Location	The project is a policy document that is applicable Citywide.
Project Applicant	City of Lemon Grove Community Development Department, Planning Division 3232 Main Street Lemon Grove, California 91945-1705 Noah Alvey, Community Development Manager (619) 825-3800
Lead Agency	City of Lemon Grove Community Development Department, Planning Division 3232 Main Street Lemon Grove, California 91945-1705 Noah Alvey, Community Development Manager (619) 825-3800
Public Review Period	June 25, 2021 to July 26, 2021

This Initial Study/Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et seq.) and the 2019 State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). It was circulated for a 20-day public review period as shown above in accordance with CEQA Guidelines Section 15073(a).

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Chapter 1 - Introduction

CEQA Overview

The project proposes an amendment to the General Plan of the City of Lemon Grove (City). The City's General Plan serves as a "blueprint" for how the City will grow and develop. The proposed General Plan Amendment (GPA or Project) would include updates to the Housing Element and Safety Element, and the establishment of a new state-mandated Environmental Justice goals and policies of the General Plan.

Authority

The California Environmental Quality Act (CEQA), a statewide environmental law described in California Public Resources Code, sections 21000–21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies identify the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an environmental impact report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

Scope

This IS/ND evaluates the proposed project's effects on the following resource topics:

- aesthetics
- agriculture and forest resources
- air quality
- biological resources
- cultural resources
- energy
- geology and soils
- greenhouse gas emissions
- hazards and hazardous materials
- hydrology and water quality
- land use planning
- mineral resources
- noise
- population and housing
- public services
- recreation
- transportation
- tribal cultural resources
- utilities and service systems
- wildfire
- mandatory findings of significance

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Chapter 2 - Environmental Setting and Project Description

Existing Environmental Setting

The City of Lemon Grove (City) is located in eastern San Diego County. It is bordered by the City of San Diego on the west and south, the City of La Mesa to the north, and the unincorporated community of Spring Valley to the east. The City of Lemon Grove was incorporated in 1977 and encompasses approximately four-square miles and a population of approximately 27,208 (SANDAG Estimate, 2019).

Project Description

The project proposes an amendment to the General Plan of the City of Lemon Grove (City). The City's General Plan serves as a "blueprint" for how the City will grow and develop. The proposed General Plan Amendment (GPA or Project) would include updates to the Housing Element and Safety Element, and the establishment of a new state-mandated Environmental Justice goals and policies of the General Plan.

Since 1969, California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law." The proposed 2021-2029 Housing Element represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan. Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines.

The proposed Sixth Cycle Housing Element covers the planning period of April 15, 2021 to April 15, 2029. State Law requires that the Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock;
- A summary of the present and projected housing needs of the City's households;
- A review of potential constraints to meeting the City's identified housing needs;
- An evaluation of opportunities that will further the development of new housing; and
- A statement of the Housing Plan to address the identified housing needs.

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region. The Housing Element builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained. The City also recognizes that recent changes to State laws require the updating of various elements of the General Plan, upon update of the Housing Element, to address the Safety Element and incorporate Environmental Justice policies and programs.

HCD is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the state that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The San Diego Association of Governments (SANDAG) is the Council of

Governments for the San Diego region and allocates to the 18 cities and the unincorporated area of San Diego County their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City's allocation of its share of RHNA housing is 1,359 units for the 2021–2029 Housing Element. The City has met a portion of its RHNA allocation as follows: 643 very low/moderate income units; and 807 above moderate-income units. To accommodate the units City staff identified sites in STA I (Downtown Village Specific Plan), STA II, General Commercial (Mixed-Use), and residential infill sites. When these sites are combined with approved projects and projects under review (261 units), the total number of sites identified in 1,711, therefore, exceeding the 1,359 unit RHNA allocation.

As required by State Housing Element law, the Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA allocation. The goals, objectives, policies, and implementing programs of the Housing Plan emphasize: methods of encouraging and assisting in the development of new housing for all income levels; removing government constraints, where feasible and legally possible; conserving and improving existing housing; providing increased opportunities for home ownership; reducing impediments to fair housing choice; and monitoring and preserving units at risk of converting from affordable to market rate. The Housing Plan also includes numerous policies to better guide decisions and achieve desired outcomes related to the development, improvement, preservation, and maintenance of housing.

The proposed Safety Element Update incorporates recently adopted State laws that require the following to be performed, updated, and included in a Safety Element: (1) Identify and update information related to: Seismic and geologic hazards; Evacuation routes; Military installations; Peak-load water supply requirements; Minimum road widths and clearances around structures; Flood hazards; and Fire hazards.) (2) Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies. (3) Identify residential developments in any hazard area that does not have at least two evacuation routes. In accordance with State law (Government Code section 65302

The City is incorporating a new state-mandated Environmental Justice analysis to be part of the City's General Plan and reflect the City's efforts in addressing Environmental Justice. The State of California defines Environmental Justice as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” (California Government Code § 65040.12.e.) In 2016, the State of California passed Senate Bill 1000 (SB 1000) requiring cities and counties to address Environmental Justice in their general plans. The City has incorporated Environmental Justice goals and policies into the General Plan rather than preparing a stand-alone element. The purpose of the Environmental Justice Element is to address public health risks and environmental justice concerns of those living in disadvantaged communities as defined in Gov. Code, section 65302, subd. (h)(4)(A), many of which are the result of geographic or procedural inequities.

Project Title	General Plan Amendment: Housing and Safety Elements
Lead Agency Name and Address	City of Lemon Grove Community Development Department, Planning Division 3232 Main Street Lemon Grove, California 91945-1705
Contact Person	Noah Alvey, Community Development Manager City of Lemon Grove (619) 825-3800
Project Location	The project is a policy document that is applicable Citywide.
Project Applicant	Noah Alvey, Community Development Manager City of Lemon Grove (619) 825-3800 nalvey@lemongrove.ca.gov
General Plan Designation	The project is a policy document that is applicable Citywide.
Zoning Designation	The project is a policy document that is applicable Citywide.
Description of Project	See Chapter 2, Proposed Project Description.
Surrounding Land Uses and Setting	The City of Lemon Grove (City) is located in eastern San Diego County. It is bordered by the City of San Diego on the west and south, the City of La Mesa to the north, and the unincorporated community of Spring Valley to the east.
Other Public Agency Approvals	The Housing Element Update will require approval from California Department of Housing and Community Development (HCD). The Safety Element requires review from the California Department of Forestry and review and consultation with the California Department of Conservation: Geological Survey.
Native American Tribe Consultation	One tribe requested notification pursuant to AB 52 and notified and invited to consult via mail on March 11, 2021. The Viejas Tribe responded and requested avoidance of sacred sites and adherence with applicable laws.

Environmental Factors Potentially Affected

Based upon the initial evaluation presented in the following IS, it is concluded that the proposed project would not result in significant adverse environmental impacts.

ENVIRONMENTAL DETERMINATION

On the basis of the initial evaluation of the attached Initial Study:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Noah Alvey, Community Development Manager

JUNE 24, 2021
Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analyses Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

IMPACT TERMINOLOGY

The following terminology is used to describe the level of significance of impacts:

- A finding of *no impact* is appropriate if the analysis concludes that the project would not affect the particular topic area in any way.
- An impact is considered *less than significant* if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered *less than significant with mitigation incorporated* if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered *potentially significant* if the analysis concludes that it could have a substantial adverse effect on the environment.

I. Aesthetics	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - d. No Impact. The Housing Element Update, Safety Element Update and Environmental Justice goals and policies are policy documents and adoption of these documents alone would not produce environmental impacts. The Housing Element Update consists of an updated housing program; for which, no actual development or rezoning is proposed as part of the update. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. Because the City lacks a substantial amount of vacant land, any residential projects completed during this period are expected to be located on infill sites within existing urbanized areas. This type of development is more likely to improve rather than degrade the aesthetics of a neighborhood. Furthermore, any such development would be expected to conform to existing General Plan policies, municipal code, and zoning code development standards.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts to aesthetic resources. Environmental Justice is related to improving communities and reducing inequities within the City and do not propose any policies or actions that would result in impacts to aesthetic resources.

In summary, the Housing Element, Safety Element and Environmental Justice goals and policies do not propose actual development or construction, nor do they provide any design guidelines for structures. The proposed element updates will not change or affect the way projects are designed. They will not provide any goals, policies, or programs that would significantly degrade the scenic quality of the City. Existing development standards and design guidelines will remain in place after certification of the Housing Element, Safety Element, and Environmental Justice goals and policies. Therefore, there would be no impact relative to aesthetics.

II. Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - e. No Impact.

The Housing Element Update is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts, because no actual development or rezoning is proposed as part of the update. Although implementation of the programs contained in the document would accommodate development required to meet City's RHNA allocation, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the San Diego County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2008). Thus there would be no impacts to important farmland from implementation of the Housing Element Update. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or land or timber property zoned as Timberland Production. Furthermore, because the City lacks a substantial amount of vacant land, any residential projects completed to meet the RHNA allocation are expected to be located on infill sites within urbanized areas not currently used for agricultural purposes nor zoned to allow future agricultural operations.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the San Diego County Important Farmland map.

Environmental Justice is intended to improve communities and reduce inequities within the City. The Environmental Justice analysis and General Plan updates do not propose any policies or actions that would result in impacts to agricultural and forestry resources, as there is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the San Diego County Important Farmland map.

Based on the above, the Housing Element Update, Safety Element Update and Environmental Justice would have no impact on agricultural and forestry resources.

III. Air Quality	<i>Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a-c. Less Than Significant Impact, d. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. The City lies within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM10 and PM2.5.

The Housing Element Update would not conflict with or obstruct implementation of the State Implementation Plan and the San Diego Air Pollution Control District’s Regional Air Quality Strategy, because the growth anticipated in the Housing Element Update (RHNA allocation) is consistent with SANDAG’s Series 13 growth projections that were also factored into the Regional Air Quality Strategy. The Housing Element Update would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Lastly, because the Housing Element Update does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), its adoption would have no impact from odors.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts to air quality. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts to air quality.

Based on the above, the Housing Element Update, Safety Element Update and Environmental Justice would have a less than significant impact on air quality.

IV. Biological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i> a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-f. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Future residential development to meet the RHNA allocation is expected to be located on infill sites within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. Environmental Justice will improve communities and reduce inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts to biological resources.

The Housing, Safety, and Environmental Justice Elements do not alter any local, regional, State, or Federal biological protection standards, nor would they alter the City's existing general plan policies related to protection and preservation of sensitive biological resources. Although the policies and objectives of the Housing Element encourage housing, any new housing would have to comply with all current biological preservation policies, standards, and regulations. The proposed Housing Element, Safety Element and Environmental Justice updates do not encourage housing or development to be located in stream corridors, wetlands, riparian areas, or any other type of habitats for endangered or threatened species. Therefore, the Housing Element, Safety Element and Environmental Justice updates would have a less than significant impact on biological resources.

V. Cultural Resources <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a.- c. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. Therefore, its adoption would not, in itself, produce environmental impacts. Environmental Justice Element includes the City's goals, policies and actions related to improving communities and reducing inequities within the City.

Relative to human remains, there are no known burial sites or cemeteries within the vicinity of the City. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the project. In the unlikely event that human remains are discovered, then the provisions set forth in California Public Resources Code section 5097.98 and state Health and Safety Code section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City shall be required to comply with the California Native American Graves Protection and Repatriation Act (2001), the federal Native American Graves Protection and Repatriation Act (1990), as well as AB 52 early consultation requirements. As regulations are in place to treat any inadvertent uncovering of human remains during grading, impacts to human remains would be less than significant

The Housing Element, Safety Element, and Environmental Justice updates would not change or alter policies to protect and/or review cultural resources. Therefore, impacts are less than significant.

VI. Energy <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a.& b. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. However, future development would be required to adhere to all state and/or local plans for renewable energy or energy efficiency.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The Safety Element Update does not propose any policies or actions that would result in impacts to energy. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts to energy.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would result in less than significant impacts associated with energy.

VII. Geology and Soils <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a – f. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation.

a: The City lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. Major tectonic activity associated with faults within the regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of fault systems to the City, a strong earthquake could produce severe ground shaking in the City. Despite the potential of a fault system to produce severe ground shaking in the City, no significant impact regarding fault hazards would occur, because the Housing Element Update would be consistent with the other elements of the General Plan, including the Safety Element. Additionally, the potential for significant adverse impacts to result from these phenomena would be substantially reduced through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.

b–e: Most lowland areas with relatively level ground surface are not prone to landslides. Other forms of slope instability are also unlikely to occur except along stream banks and terrace margins. The highland areas are more susceptible to slope instability. The strong ground motion that occurs during earthquakes is capable of inducing landslides and debris flow (mudslides). These types of failure generally occur where unstable slope conditions already exist. The City has in place geologic review procedures to address these hazards. Hillside areas with landslide potential are of particular concern, and slope stability requires appropriate treatment of vegetative cover during and after residential development. The City's General Plan and zoning designations do not prohibit new development on areas of geologic hazard; however, many precautionary recommendations and restrictions are established in the policies and Municipal Code in order to minimize potential impacts from developing on geologically hazardous land or resulting in substantial soil erosion. City regulations and policies cover landslides, seismic shaking, surface rupture, seiches, liquefaction, subsidence, expansive soils, and soil erosion. All new development is required to be consistent with these regulations.

f: Depending on the location, future development in the City has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The existing General Plan contains policies for the protection of resources, and all new development must be consistent with these policies. The Housing Element Update would not change or alter these policies. The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does propose updates that support the reduction of impacts related to natural hazards. Environmental Justice is related to improving communities and reducing inequities within the City. The Environmental Justice updates would not change or alter policies related to geology and soils.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would result in less than significant impacts associated with geology and soils.

VIII. Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-b. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation, has caused the concentrations of heat-trapping greenhouse gasses (GHGs) to increase significantly in the earth’s atmosphere (U.S. Environmental Protection Agency 2021). The increase in GHGs results in global warming, as more heat is trapped in the atmosphere.

The City adopted a Climate Action Plan (June 2020), which is intended to reduce GHG emissions on a community-wide level through actions such as increasing the use of zero-emission vehicles, reducing fuel use, reducing vehicle miles traveled, increasing building energy efficiency, increasing renewable and zero-carbon energy, increasing water efficiency, reducing and recycling solid waste, and carbon sequestration. The plan identifies a path forward to meeting the California 2030 target of reducing emissions to 40 percent below 1990 levels by 2030 as established by Executive Order B-30-15 and places the City on a trajectory toward meeting the longer-term goal of an 80 percent reduction below 1990 levels by 2050.

Future residential projects that may developed to meet the RHNA requirement are expected to be located on infill sites where pedestrian- and transit-oriented development is highly feasible and would be encouraged. Such development should reduce the number of new vehicle trips typically associated with residential projects and, thus, would help reduce GHG production resulting from the combustion of fossil fuels for transportation purposes. Based on the above, the Housing Element Update would result in less than significant impacts associated with greenhouse gas emissions. New development projects will be required to comply with the Green Building Code, which also reduces GHG emissions.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts to greenhouse gas emissions. Environmental Justice is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts greenhouse gas emissions.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on greenhouse gas emissions

IX. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i> a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a – c and e – g. No Impact. d. Less than Significant Impact.

a–c: The Housing Element Update is a policy document, and therefore, its adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Implementation of the updated Housing Element would also not result in the routine use, transport, or disposal of hazardous materials or generate significant quantities of hazardous materials.

d: The Housing Element Update is a policy document and its adoption will not, in itself, result in environmental impacts. However, implementation of the programs contained in the document will accommodate development required to meet the City's RHNA allocation. The sites of proposed future residential projects will be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database that, pursuant to Government Code section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects will be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

e-g: The Housing Element Update would be consistent with General Plan policy. This includes any impacts related to air safety. The Housing Element Update would be consistent with applicable airport land use compatibility plans. Therefore, the Housing Element Update would result in no impact relative to airport hazards. Additionally, the Housing Element Update would not expose people to wildfire hazards.

Future development would be consistent with the City's emergency response plans related to risk from fire. Based on the above, the Housing Element Update would result in no impact on hazards or hazardous materials. The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update supports the reduction of impacts related to natural (e.g. ground shaking) and human-caused hazards (e.g. chemical spill). The Environmental Justice is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts related to hazards and hazardous materials.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on hazard and hazardous materials .

X. Hydrology and Water Quality <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a, c- e. Less than Significant Impact, b and e. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Future residential development that would qualify to meet the RHNA requirement is expected to be located on infill sites in urbanized areas, and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with hydrology and water quality.

a: Wastewater is collected and transmitted to the San Diego Metropolitan Sewer District for treatment. All demolition, relocation and/or construction phases of future housing development would be subject to compliance with applicable local, regional, state and federal regulations designed to protect water resources, including those regulations requiring implementation of Best Management Practices (BMPs), preparation of Stormwater Pollution Prevention Plans (SWPPPs), and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that such impacts would be avoided or reduced to less than significant. The Housing Element Update would not generate a significant impact on water quality over current projections for population and housing units.

b: The Helix Water District provides potable water in the City. Therefore, implementation of the Housing Element update would not deplete groundwater supplies.

c-d: New development is not permitted to create runoff volumes or velocities that may cause the City's existing drainage system to exceed its design capacity. In regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area. Based on the above, the Housing Element Update would result in no impact or a less than significant impact on or from hydrology and water quality.

e: As stated above, the Helix Water District provides potable water to the City. The Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan associated with the Helix Water District.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards and the risk to human life, property damage, and economic and social dislocation from hazard events within the City. The current Safety Element Update does not propose any policies or actions that would result in impacts related to hydrology and water quality.

Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice Element updates do not propose any policies or actions that would result in impacts related to hydrology and water quality.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on hydrology and water quality.

XI. Land Use and Planning <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a. No Impact. b. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. Although implementation of the programs contained in the document would encourage residential development required to meet the City’s RHNA allocation, such residential projects are expected to be located on infill sites within existing neighborhoods, and because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. The proposed update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards within the City. The Safety Element Update does not propose any policies or actions that would result in physically dividing an existing community. Additionally, the current Safety Element Update would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans. Environmental Justice is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in physically dividing an existing community. Additionally, the Environmental Justice updates would not conflict with General Plan policy or Municipal Code regulations, adopted for the purpose of avoiding or mitigating an environmental effect. As there are no approved habitat conservation or natural communities conservation plans applicable to infill sites, residential development would not conflict with such plans.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on land use and planning.

XII. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - b. No Impact.

There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development facilitated by the Housing Element Update. There would be no impact to mineral resources associated with adoption of the Housing Element, Safety Element, or Environmental Justice updates.

XIII. Noise	<i>Would the project result in:</i>			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a - b. Less Than Significant, c. No Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. The majority of such development is expected to be located on infill sites. Adherence to the City's Noise Ordinance and compliance with General Plan Polices would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does not propose any policies or actions that would result in impacts related to noise. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts related to noise.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on noise.

XIV. Population and Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - b. Less than Significant Impact.

The Housing Element Update utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. Future development would occur on vacant or underutilized sites. With the implementation of programs in the Housing Element Update to increase housing capacity, there would be adequate land available to accommodate the City’s RHNA allocation. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the Housing Element Update would result in a less than significant impact associated with population and housing.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does not propose any policies or actions that would result in impacts related to population and housing. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts related to population and housing.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on population and housing.

XV. Public Services	<i>a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:</i>			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a1 – a5. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. As a highly urbanized community, all of the residentially designated land in the City is served with sewer and water lines, streets, storm drains, and other infrastructure and utilities.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services. Environmental Justice is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services.

The Housing Element, Safety Element, and Environmental Justice updates, therefore, would not result in 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 public services listed above. These general plan updates would not change or impact standards, policies, programs, and regulations in place that ensure adequate provision of public services.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on public services.

XVI. Recreation	<i>Would the project:</i>			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - b. No Impact.

The Housing Element Update is a policy document, consisting of a housing program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the Housing Element Update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the City’s Capital Improvement Program. Based on the above, the Housing Element Update would result in a less than significant impact on recreation.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does not propose any policies or actions that would result in impacts related to recreation. Environmental Justice Element is related to improving communities and reducing inequities within the City. The potential impacts related of any specific future recreational facilities expansion projects would be assessed at the time when the projects are actually proposed, and mitigation measures would be adopted as necessary, in conformance with CEQA.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on recreation.

XVII. Transportation/Traffic <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? <i>NOTE: While public agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. In addition, uniform statewide guidance for Caltrans projects is still under development. The PDT may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b). Projects for which an NOP will be issued any time after December 28th, 2018 should consider including an analysis of VMT/induced demand if the project has the potential to increase VMT (see page 20 of OPR's updated SB 743 Technical Advisory), particularly if the project will be approved after July 2020.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a - d. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. The development anticipated by the Housing Element would occur primarily on urban infill sites and consist primarily of multi-family and mixed-use development. Therefore, future development associated with implementation of the Housing Element Update would be expected to generate fewer vehicle miles traveled and more multi-modal trips than conventional development. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The Housing Element Update would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in a less than significant impact on transportation/traffic.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice Element does not propose any policies or actions that would result in impacts related to transportation.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on transportation.

XVIII. Tribal Cultural Resources <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a - b. Less than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. The Housing Element Update would not change or alter policies to protect tribal cultural resources.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update would not change or alter policies to protect tribal cultural resources. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates would not change or alter policies to protect tribal cultural resources.

One tribe requested notification pursuant to AB 52 and was notified and invited to consult via mail on March 11, 2021. The Viejas Tribe responded and requested avoidance of sacred sites and adherence with applicable laws. No ground disturbing activities are proposed and future projects will be evaluated in accordance with applicable laws

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would result in less than significant impacts to tribal cultural resources.

XIX. Utilities and Service Systems	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i> a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a. - c and e. No Impact d. Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Because the development anticipated by the Housing Element would occur primarily on infill sites already served by well-established utilities service systems, the need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations, would be less than significant.

The Safety Element is a policy document that establishes the City's goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does not propose any policies or actions that would result in impacts related to utilities and service systems. Environmental Justice is a policy related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts related to utilities and service systems.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on utilities and service systems.

XX. Wildfire	<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. – d. Less Than Significant Impact.

The Housing Element Update is a policy document, consisting of a housing program; no actual development or rezoning is proposed as part of the update. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation. Development anticipated by the Housing Element would occur primarily on infill sites. The Housing Element does not include any rezoning to greater densities within the Very High Fire Hazard Severity Zones (VHFHSZ). Therefore impacts associated with wildfire would be less than significant.

The Safety Element is a policy document that establishes the City’s goals, policies and actions related to the natural and human-caused hazards. The current Safety Element Update does propose updates that support the reduction of impacts related to wildfire. Environmental Justice Element is related to improving communities and reducing inequities within the City. The Environmental Justice updates do not propose any policies or actions that would result in impacts related to wildfire.

Based on the above, the Housing Element, Safety Element, and Environmental Justice updates would have a less than significant impact on wildfire.

XXI. Mandatory Finding of Significance	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a-c. Less than Significant Impact.

As discussed throughout the above portions of the Initial Study Checklist, the Housing Element, Safety Element and Environmental Justice updates are policy documents and adoption of these Elements alone would not produce environmental impacts. Although implementation of the programs contained in the Housing Element Update would accommodate development required to meet the City’s RHNA allocation, the Housing Element does not identify, describe, promote, entitle, or permit any particular residential development project. The Safety Element and Environmental Justice updates are also policy documents that do not identify, describe, promote, entitle, or permit any particular development projects.

The Housing Element, Safety Element, and Environmental Justice updates do not change the allowed densities or type of development that may occur within the City. The act of adopting the Housing Element, Safety Element or the Environmental Justice updates do not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings.

Chapter 3 - References and List of Preparers

References

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

City of Lemon Grove General Plan. Available at: <https://www.lemongrove.ca.gov/city-hall/development-services/-folder-89>

U.S. Environmental Protection Agency, 2021. Webpage: Climate Change Indicators: Atmospheric Concentrations of Green House Gases. Viewed April 2021. Available at: <https://www.epa.gov/climate-indicators/climate-changeindicators-atmospheric-concentrations-greenhouse-gases>





**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 29, 2021 09:04 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2021-000525

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

GENERAL PLAN AMENDMENT: HOUSING AND SAFETY ELEMENTS

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>June 29, 2021</u>
Posted <u>June 29, 2021</u> Removed _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Intent to Adopt a Negative Declaration

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) CITY OF LEMON GROVE
Community Development Dept.
3232 Main Street
Lemon Grove, CA 91945
(619) 825-3800

County Clerk
County of San Diego
P.O. Box 1750
1600 Pacific Highway, Room 260
San Diego, CA 92101

PROJECT TITLE: General Plan Amendment: Housing and Safety Elements

PROJECT-LOCATION: The project is a policy document that is applicable Citywide.

SUBJECT: Filing of Notice of Intention to Adopt a Negative Declaration in compliance with Section 15072 of the California Code of Regulations.

PROJECT DESCRIPTION: This project proposes an update the City's General Plan Housing Element and Safety Element (Elements). The draft Elements and draft Negative Declaration can be viewed online at www.lemongrove.ca.gov. The update to the Housing Element includes housing policies and programs intended to facilitate and encourage the provision of housing and identifies sites that accommodate the Regional Housing Needs Allocation for the 2021-2029 planning period on sites that are already zoned and planned for residential use. The update of the Safety Element updates information and policies intended to minimize the risk to people or property from hazards within the community such as flooding, earthquakes, and hazardous materials. Staff assigned: Noah Alvey. A Draft Negative Declaration has been prepared by the City of Lemon Grove Community Development Department.

The following determinations have been made regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures are not proposed to be implemented as part of the project.
4. The project is not a designated hazardous waste facility, hazardous waste property or hazardous waste disposal site as specified under Section 65962.5 of the Government Code.

The draft Negative Declaration and supporting documents may be reviewed, or purchased for the cost of reproduction, at the City of Lemon Grove, Community Development Department, 3232 Main Street, Lemon Grove, CA 91945. For information regarding this project, contact Noah Alvey, Community Development Manager, at (619) 825-3812. Written comments regarding the adequacy of this Draft Negative Declaration must be received by the Community Development Department at the above address by July 26, 2021. A final environmental report incorporating public input will then be prepared for consideration by the decision making authorities.

PROJECT PROPONENT: City of Lemon Grove, Community Development Department,
3232 Main St., Lemon Grove, CA, 91945

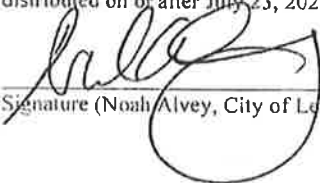
LEAD AGENCY: City of Lemon Grove, Community Development Department,
3232 Main St., Lemon Grove, CA, 91945

LEAD AGENCY CONTACT PERSON: Noah Alvey, Community Development Manager

PUBLIC REVIEW PERIOD

Begins: June 25, 2021
Ends: July 26, 2021

PUBLIC HEARING: A separate notice of the Planning Commission hearing will be published in the East County Californian and distributed on or after July 16, 2021 and a notice of the City Council hearing will be published in the East County Californian and distributed on or after July 23, 2021.


Signature (Noah Alvey, City of Lemon Grove)

June 21, 2021
Date

Community Development Manager
Title