

Attachment F – Environmental Documentation



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

September 25, 2024 1st Hearing; October 23, 2024 2nd Hearing

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

FOR PURPOSES OF CONSIDERATION OF TURNBULL OPEN SPACE EASEMENT AND LIMITED BUILDING ZONE EASEMENT VACATION

PDS2024-VAC-24-002, PDS2024-ER-07-03-002B

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:
A Mitigated Negative Declaration (MND) for the original Pauma Estates project (PDS2007-3100-5545), Log No. 3910 07-03-002 dated November 12, 2009 was adopted by the Planning Commission on April 30, 2010. The adopted MND did identify mitigation measures for implementation of the project for Biological Resources, Transportation, and Cultural Resources in order to bring impacts for the original project below a level of significance.
2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
 - a. Contact Enrique Aponte, Project Manager
 - b. Phone number: (619) 539-6946
 - c. E-mail: Enrique.Aponte@sdcounty.ca.gov
3. Project applicant's name and address:
Applicant Contact Information:
 - a. Contact Robert Sukup, Project Manager
 - b. Phone number: (760) 807-9098
 - c. E-mail: sukup@roadrunner.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The Pauma Estates project was a residential subdivision consisting of subdividing a 22.5-acre parcel into 16 residential lots and one 7.5-acre open space lot in the Pala-Pauma Community Plan area. The project would have retained one existing single-family residence located on a small hill in the southeast corner of the project site. Access was proposed off of Temet Drive and the project was conditioned to improve Temet Drive to meet the County's public road standards. The Pauma Valley Community Services District (CSD) would have provided public sewer to the project and potable water would have been provided by the Rancho Pauma Mutual Water Company. The Tentative Map has since expired.

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

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE☐ I. Aesthetics☐ II. Agriculture and Forest Resources☐ III. Air Quality☐ IV. Biological Resources☐ V. Cultural Resources☐ VI. Energy☐ VII. Geology and Soils☐ VIII. Greenhouse Gas Emissions☐ IX. Hazards and Hazardous Materials☐ X. Hydrology and Water Quality☐ XI. Land Use and Planning☐ XII. Mineral Resources☐ XIII. Noise☐ XIV. Population and Housing☐ XV. Public Services☐ XVI. Recreation☐ XVII. Transportation☐ XVIII. Tribal Cultural Resources

☐ XIX. Utilities and Service Systems

☐ XX. Wildfire

☐ XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

October 23, 2024

Signature

Date

Enrique Aponte

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation, would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

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

YES

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NO

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

YES

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NO

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family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. The existing easements were required to preserve biological habitat and resources on the project site as a result of construction of the original Pauma Estates development. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

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

YES

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NO

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VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

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NO

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within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. No additional structures or uses that would require the consumption of energy resources are proposed. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS - Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES
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NO
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VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with

applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The County of San Diego is currently in the process of development a Climate Action Plan that has been circulated for public review at the end of 2023 and early 2024.

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result in greenhouse gas emissions as the Vacation will not result in any construction or ground-disturbing activities. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit

in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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

YES

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NO

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occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

XII. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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XIII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building

Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES
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NO
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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES
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NO
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XVI. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. The Vacation will not result in any additional residential units and will not result in impacts to existing recreational facilities. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

XVII. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the project is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the Tentative Map for the Pauma Estates development has expired. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Since the MND was adopted for the original Tentative Map, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. No additional earth disturbing activities are proposed. The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. No construction or ground-disturbing activities will occur as a result of the Vacation. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the

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

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would result in an increased risk of wildfire to persons or property.

YES

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NO

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward. Therefore, the proposed Vacation would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under

which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

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

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

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

YES

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NO

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As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted MND.

The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement which is located on a privately owned parcel in the Pauma Valley Community Plan Area, within unincorporated San Diego. The Turnbull Open Space Easement Limited Building Zone Easement Vacation (Vacation) is proposed within a 22.63-acre parcel developed with one single family home that is located near Cole Grade Road and Pauma Valley Drive which ultimately connect to Temet Drive. The 9.43-acre Biological Open Space Easement and 1.75-acre Limited Building Zone Easement were recorded May 19, 2016, in accordance with the conditions of approval of Tentative Map Resolution (TM-5545) for a development known as Pauma Estates. The easements are no longer necessary since the easements were previously required for mitigation of impacts in accordance with the CEQA for a development that has expired and is not moving forward.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted MND

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

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid
Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of
Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board,
San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall
1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control
Board, San Diego Region

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

Turnbull Open Space Easement and Limited Building Zone Easement Vacation

PDS2024-VAC-24-002, PDS2024-ER-07-03-002B

September 25, 2024 1st Hearing; October 23, 2024 2nd Hearing

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

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NO

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NOT APPLICABLE/EXEMPT

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While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO)?

YES

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NO

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NOT APPLICABLE/EXEMPT

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The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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The proposed project is to vacate a Biological Open Space Easement and Limited Building Zone Easement that were previously required for a residential project known as Pauma Estates. The residential project is no longer moving forward as the Tentative Map for the development has expired. The project does not propose the addition of any landscaping or use of groundwater.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Steep Slope section (Section 86.604(e))?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The scope of the vacation is to remove a Biological Open Space Easement and Limited Building Zone easement for a project that is not moving forward. No ground disturbance or impacts to wetland habitats will occur as a result of the removal of the easements. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:

The scope of the project is to vacate a Biological Open Space Easement and Limited Building Zone Easement and no construction is proposed in steep slopes located on the project site. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not consist of development of steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. The current project application will remove a Biological Open Space Easement and Limited Building Zone Easement for an expired Tentative Map. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources that will be impacted as a result of the project. The current project application will remove a Biological Open Space Easement and Limited Building Zone Easement for an expired Tentative Map. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
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NO
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NOT APPLICABLE
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The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
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NO
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NOT APPLICABLE
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The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The current project does not propose any additional noise generating equipment or operations that are anticipated to generate noise beyond thresholds and standards of the Noise Ordinance and elements of the General Plan. The current project application will remove a Biological Open Space Easement and Limited Building Zone Easement for an expired Tentative Map. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.