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November 25, 2025

**Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents**

**FOR PURPOSES OF CONSIDERATION OF
Tijuana River Valley Regional Park Habitat Restoration Plan Project**

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), Mitigated Negative Declaration (MND), 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 certified MND:

A MND for the Tijuana River Valley Regional Park Habitat Restoration Plan (Project) (SCH #2023110494) was adopted by the County of San Diego (County) Department of Parks and Recreation (DPR) on March 1, 2024. The MND analyzed a Habitat Restoration Plan that detailed restoration activities including implementation, maintenance, and monitoring of approximately 1,740 acres of County-owned or managed parcels located within the Tijuana River Valley Regional Park (TRVRP). On the basis of the MND, it was determined that although the Project could have a significant effect on the environment, there will not be a significant effect in this case with the incorporation of mitigation measures as part of the Project. The following issue areas were determined to have a less than significant effect on the environment with mitigation incorporated: Biological Resources; Cultural Resources; Geology & Soils; Land Use & Planning; Noise; Tribal Cultural Resources; and Mandatory Findings of Significance.

2) Lead agency name and address:

County of San Diego, Department of Parks and Recreation
5510 Overland Avenue, Suite 270
San Diego, CA 92123

- a. Contact: Megan Doran, Project Manager
- b. Phone number: (619) 209-6139
- c. E-mail: MeganE.Doran@sdcounty.ca.gov



2) Project applicant's name and address:

County of San Diego, Department of Parks and Recreation
5510 Overland Avenue, Suite 270
San Diego, CA 92123

4) Summary of the activities previously authorized:

County DPR received funding from the California Department of Fish and Wildlife (CDFW) Prop 1 Watershed Restoration Grant Program to complete a Habitat Restoration Plan (HRP) for restoration activities on primarily County-owned or managed parcels located within the TRVRP. The activities detailed in the HRP, or approved Project, include implementation, maintenance, and monitoring addressing the restoration of approximately 1,740 acres of mixed wetland, riparian, and upland habitats. Specifically, the step-by-step process for phased implementation of the HRP would include (1) Project identification/phasing; (2) Execution Plan development; (3) pre-restoration implementation activities; (4) restoration implementation activities; and (5) post-implementation maintenance activities. The goals of the HRP were to identify, prioritize, and implement phased large-scale restoration throughout County-owned and managed property within the TRVRP. On March 1, 2024, the Director of the Department of Parks and Recreation approved the Project and adopted the associated Mitigated Negative Declaration.

Since adoption of the MND in 2024, the County DPR received funding through the United States Navy, Naval Base Coronado's Readiness and Environmental Protection Integration (REPI) Program for implementation of restoration work on a property associated with the approved Project. Habitat restoration activities throughout TRVRP were covered in the approved Project. The specific property for restoration through this grant funding is the Le Sage Property. This funding will allow DPR to demolish dilapidated structures, remove non-native or invasive habitat, and restore the areas with native habitat at the Le Sage Property.

There are no substantial changes are proposed in the Project. There are also no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous MND due to the involvement of significant effects or a substantial increase in the severity of previously identified effects. Therefore, the previously adopted MND is adequate without modification and no additional environmental documentation is needed.

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

YES

NO



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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

Aesthetics

Agriculture & Forestry Resources

Air Quality

Biological Resources

Cultural Resources

Energy

Geology & Soils

Greenhouse Gas Emissions

Hazards & Haz Materials

Hydrology & Water Quality

Land Use & Planning

Mineral Resources

Noise

Population & Housing

Public Services

Recreation

Transportation

Tribal Cultural Resources

Utilities & Service Systems

Wildfire

Mandatory Findings of Significance





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DETERMINATION:

On the basis of this analysis, County Department of Parks and Recreation 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 MND 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 MND are adequate without modification.
- 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 an 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.

Signature

Date

Kiran Seibel

Printed Name

Group Program Manager

Title



INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be prepared when there is a previously adopted ND or a previously certified EIR for a 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 ND 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 ND 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 ND was adopted, shows any of the following:
 - a. The Project will have one or more significant effects not discussed in the previous EIR or ND; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted ND 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 ND 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(a), states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b), states that an Addendum to a previously adopted ND may be prepared if only minor technical changes or additions are necessary or none

of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

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.

The following responses detail any changes in the Project, changes in circumstances under which the Project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

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

NO

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

NO

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); 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

NO

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

NO

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; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

VI. ENERGY -- 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 with respect to energy resources including environmental impacts resulting from wasteful, inefficient, or unnecessary consumption of energy resources, or conflicts with or obstruction of a state or local plan for renewable energy or energy efficiency?

YES

NO

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 causing 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; 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; and/or destroying a unique paleontological resource or site or unique geologic feature?

YES

NO

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

YES

NO

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 or excessive noise 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?

YES

NO

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 water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin; 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; impede or redirect flood flows; in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation; and/or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

YES

NO

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 adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

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

NO

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, 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; generation of excessive groundborne vibration or groundborne noise levels; 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

NO

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 inducing substantial unplanned population growth in an area; and/or displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

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

NO

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

NO

XVII. TRANSPORTATION -- 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, including conflicts with a program, plan, ordinance, or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities; conflicts with CEQA Guidelines section 15064.3 subdivision (b); substantial increases of hazards due to a geometric design feature; and/or results in inadequate emergency access.

YES

NO

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

NO

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, requiring or resulting in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities; not having sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years; 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; 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; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

XX. WILDFIRE -- 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 wildfire including, substantially impairing an adopted emergency response plan or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby exposing project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; requiring 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; or exposing 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?

YES

NO

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 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?

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

NO

