



County of San Diego

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**Statement of Reasons for Exemption From
Additional Environmental Review Pursuant to CEQA Guidelines §15183
For Purposes of Consideration of
Green Canyon North Tentative Map Time Extension,
PDS2017-TM-5553TE, PDS2017-ER-08-02-007A**

April 13, 2018

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Project: The project is a Tentative Map Time Extension for the previously approved Tentative Map 5553 (TM-5553), which was approved by the Planning Commission on September 12, 2014. The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The project consists of the subdivision of 33.8 acres into 22 residential lots with two additional lots for internal private roads. As explained below, no additional environmental review is required.

Location: The Green Canyon North Time Extension (PDS2017-TM-5553TE) is located at the northeast corner of Winterhaven Road and Sunnycrest Lane in the Fallbrook Community Plan Area (APNs 106-300-41).

Background: A Final Program Environmental Impact Report (PEIR) for the County of San Diego General Plan Update (GPU) was certified in conjunction with the adoption of the GPU by the County Board of Supervisors on August 3, 2011.

In 2013, Planning & Development Services processed a §15183 Exemption for the Green Canyon North TM-5553. An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made.

The Final PEIR and §15183 Exemption Checklist are on file with San Diego County Planning & Development Services.

Project Changes and Impacts: The applicant has requested an extension of six years for the Green Canyon North TM-5553 to complete the required conditions and record the Final Map. The time extension will extend the expiration date from September 12, 2017 to September 12, 2023. A time extension is a discretionary action that allows an applicant to extend the expiration date of an approved map to allow additional time for processing the Final Map. There are no changes to the project design or development footprint, and the time extension would not change the significance determinations of the previous §15183 checklist.

Findings: The Green Canyon North Time Extension (PDS2017-TM-5553TE) is consistent with the analysis performed for the GPU PEIR. The proposed time extension will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5553. In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

- 1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**

The proposed time extension does not change the development density of the previously approved TM-5553, which is consistent with the density established by the General Plan and the certified GPU PEIR.

- 2. There are no project specific effects which are peculiar to the project or its site, and which the GPU PEIR and prior §15183 Exemption failed to analyze as significant effects.**

The proposed time extension does not change the design of the approved TM-5553; therefore, there are no project specific effects that are peculiar to the project or its site.

- 3. There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR and prior §15183 Exemption failed to evaluate.**

The proposed time extension does not change the design of the approved TM-5553, which did not identify any potentially significant off-site or cumulative impacts that have not been previously evaluated. There are no new off-site or cumulative impacts not previously identified in the GPU PEIR.

- 4. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR and prior §15183 Exemption.**

There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM-5553.

5. The project will undertake feasible mitigation measures specified in the GPU PEIR and prior §15183 Exemption.

The proposed time extension does not change the design of the approved TM-5553; therefore, the feasible GPU PEIR mitigation measures identified in the prior §15183 Exemption checklist will be implemented through the project's conditions of approval.

Discretionary processing of the Green Canyon North Tentative Map Time Extension (PDS2017-TM-5553TE) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.
