



The County of San Diego

Planning Commission Hearing Report

Date:	June 12, 2026	Case/File No.:	Pauma Heights Tentative Map for Reversion to Acreage; PDS2025-TM-5658, PDS2025-ER-25-02-001
Place:	County Administration Center, 1600 Pacific Highway, Board Chamber (Third Floor, Room 310), San Diego, CA 92101	Project:	Tentative Map for Reversion to Acreage (Revert subdivided property to one lot)
Time:	9:00 a.m.	Location:	Pauma Heights Road, Valley Center, CA 92061
Agenda Item:	# 1	General Plan:	Semi-Rural Residential (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Pelican Coast Real Estate, Inc	Community:	Valley Center Community Plan Area
Environmental:	15164 Addendum	APN:	133-480-01-00 thru 133-480-16-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to approve or deny the proposed Pauma Heights Tentative Map for Reversion to Acreage project (Project). The Project proposes to consolidate 16 legal lots, originally created by Tract No. 5060 Final Map No. 13949), into one legal lot. Discretionary actions required for the Project consist of approval of a Tentative Map (TM) Reversion to Acreage.

The approximately 41.7-acre Project site currently consists of 16 lots created by Final Map 13949 recorded on March 29, 2000. The site is designated Semi-Rural Residential (SR-2) under the General Plan and is within the Semi-Rural Regional Category. The property is zoned A70 (Limited Agriculture). The site is currently undeveloped and vacant. The Project site is served by Valley Center Municipal Water District and Valley Center Fire Protection District. Future development on the site would be subject to review and approval of on-site wastewater treatment systems, as applicable. Access to the site is provided via private roadways connecting to Pauma Heights Road. The Project does not propose any earthwork, grading, utility extensions, or new development.

The site also contains an existing recorded open space easement established as part of the original subdivision approval and associated mitigation requirements for Tract No. 5060. The open space easement currently encompasses portions of Lots 5, 9, 10, 12, 13, and 14 and generally follows the central drainage

corridor traversing the Project site in a north-south direction. The easement was established for the protection and preservation of native riparian habitat and associated biological resources. The proposed reversion to acreage would retain the existing open space easement and associated environmental protections.

The proposed reversion to acreage would eliminate the existing subdivision configuration and associated obligations, including requirements for subdivision improvements and related agreements. No changes to the General Plan land use designation or zoning are proposed. The Project would result in a single legal parcel consistent with the underlying land use designation and zoning regulations.

B. REQUESTED ACTIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment A, which conclude that an Addendum to the previously adopted Negative Declaration has been prepared, as only minor technical changes or changes that would not result in new significant impacts are proposed by the Project, pursuant to Section 15164 of the California Environmental Quality Act Guidelines.
2. Adopt the Resolution of Approval for Tentative Map PDS2025-TM-5658, which includes the requirements and conditions necessary to ensure the Project is implemented in a manner consistent with State law and County of San Diego (County) regulations (Attachment B).

C. PROJECT BACKGROUND

Tentative Map 5060 was filed with the County of San Diego on August 18, 1994, for the subdivision of property located approximately 1.2 miles east of Cole Grade Road on the north side of Pauma Heights Road within the Valley Center Community Plan area. The project included the subdivision of the site into 16 residential lots consistent with the applicable General Plan and zoning in effect at the time of approval.

On February 6, 1997, the Planning and Environmental Review Board (Advisory Agency) conducted a noticed public hearing and approved Tract No. 5060, adopting findings that the subdivision was consistent with the General Plan and Community Plan, physically suitable for the proposed development, and adequately served by infrastructure and public services. The project was also evaluated pursuant to the California Environmental Quality Act (CEQA), and a Negative Declaration (Log No. 94-2-12) dated September 24, 1996 was adopted, concluding that the project would not result in significant environmental impacts.

The approval of Tract No. 5060 included conditions requiring bonded subdivision improvements, including roadway, drainage, fire protection, and biological mitigation improvements. Following the original approval, the Project was subject to subsequent amendment and extension processing, including a Tentative Map Resolution Amendment (Record ID PDS2011-3183-5060), which modified certain subdivision improvement requirements related to Pauma Heights Road and confirmed the validity of the previously adopted Negative Declaration (Log No. 94-2-12). A Tentative Map Time Extension (Record ID PDS2011-3181-5060) was requested, however, recordation of Final Map No. 13949 occurred on March 29, 2000, which vested the subdivision and satisfied the Tentative Map approval. Although the Final Map recorded, required subdivision improvements were not constructed and remain secured

through subdivision improvement agreements and associated bonds. The proposed Reversion to Acreage would terminate the existing subdivision configuration and associated bonded improvement obligations, subject to County approval.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located approximately 1.2 miles east of Cole Grade Road on the north side of Pauma Heights Road within the Valley Center Community Plan area (Figures 1 and 2). Single-family residential and agricultural uses surround the Project site to the east and west, with vacant and open space lands located to the north. The Valley Center Municipal Water District facility is located to the south along with a single family residence.

The site is comprised of multiple legal lots created under Tract No. 5060 within the A70 Limited Agriculture zone and Semi-Rural Residential land use designation. The Project proposes a reversion to acreage consolidating the existing subdivided lots into larger parcels. No new structures, grading, or improvements are proposed as part of the reversion to acreage. Please refer to Attachment C – Planning Documentation, for maps of surrounding land uses and zoning designations.

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)/(SR-2)(SR-10)	Limited Agriculture (A70)	Pauma Alta Drive	Vacant Land
East	Semi-Rural Residential (SR-2)/(SR-4)	Limited Agriculture (A70)	Pauma Heights Road	Vacant Land/ Single Family Residential
South	Semi-Rural Residential (SR-2)/(SR-4)	Limited Agriculture (A70)	Pauma Heights Road	Single Family Residential
West	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Palomar Vista Drive	Single Family Residential

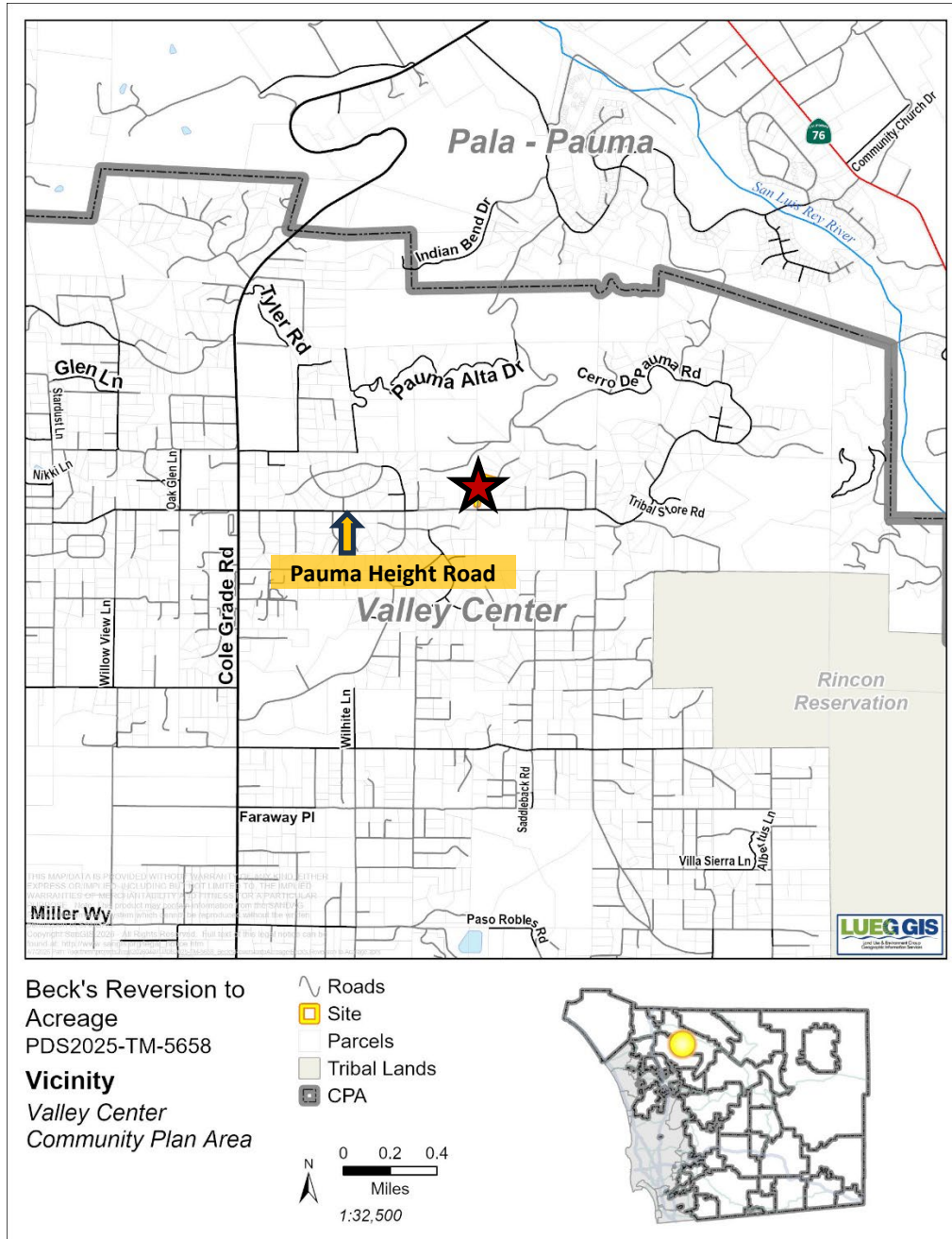


Figure 1: Vicinity Map

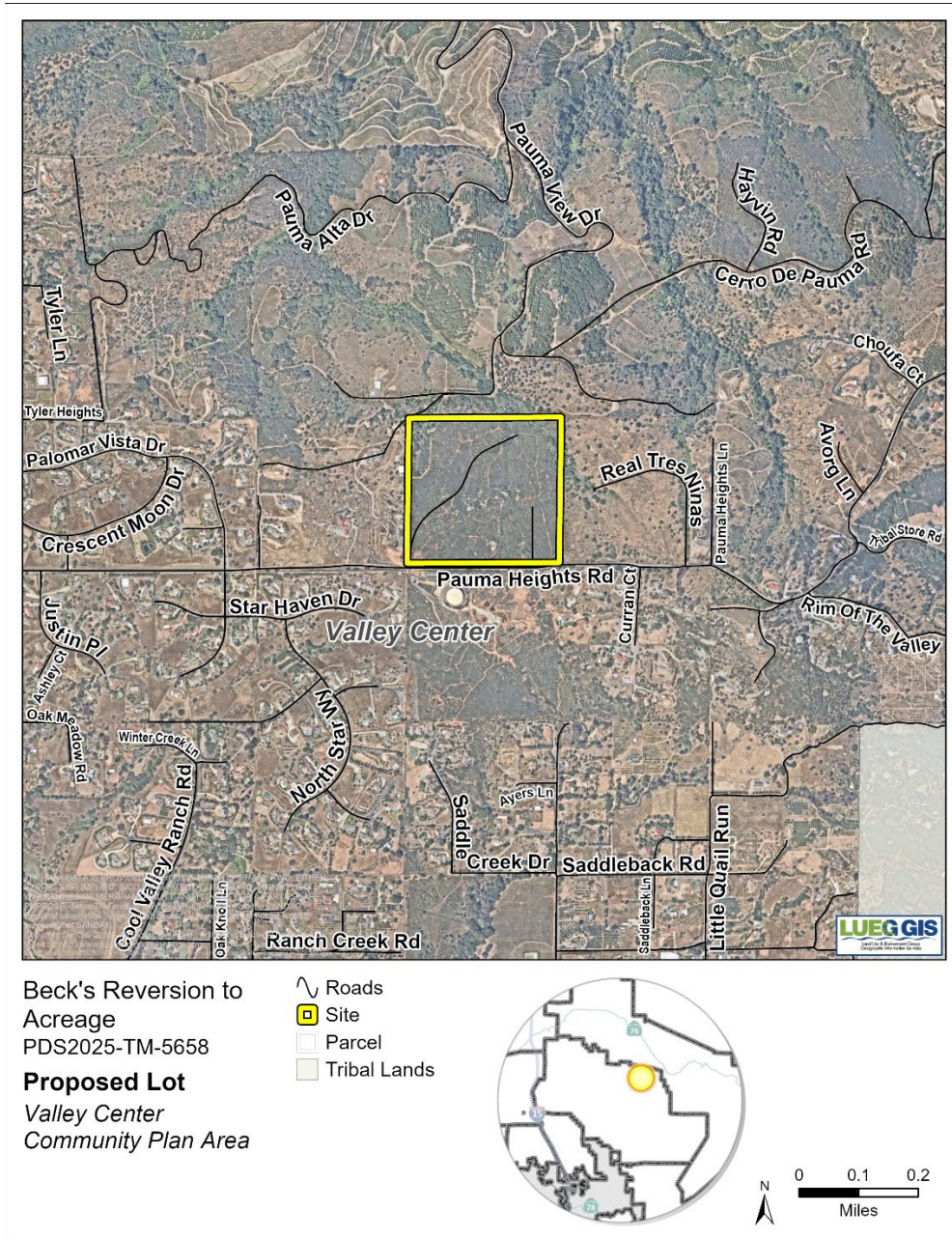


Figure 2: Aerial of Existing Site

E. DEVELOPMENT PROPOSAL

1. Project Description

The proposed project is a Tentative Map Reversion to Acreage that would consolidate 16 existing legal lots, created by Tract No. 5060 (Final Map No. 13949), into one legal parcel. The project site is located along Pauma Heights Road within the Valley Center Community Plan area (Figures 1 and 2).

The project site is currently vacant. The site also contains an existing recorded open space easement established as part of the original subdivision approval and associated mitigation requirements for Tentative

Map 5060. The open space easement encompasses portions of Lots 5, 9, 10, 12, 13, and 14 and generally follows the central drainage corridor traversing the site in a north-south direction. The easement was established for the protection and preservation of native riparian habitat and associated biological resources and will remain with the proposed Project. Access to the site will continue to be provided via existing private roadways connecting to Pauma Heights Road. The Project site is served by imported water from the Valley Center Municipal Water District. Future development on the site would be subject to review and approval of on-site wastewater treatment systems, as applicable.

The Project does not propose any new development, including structures, grading, or other ground-disturbing activities. No expansion of infrastructure or utilities is required. Approval of a Tentative Map and Final Map is required to effectuate the reversion to acreage and consolidate the existing subdivision into a single legal parcel.

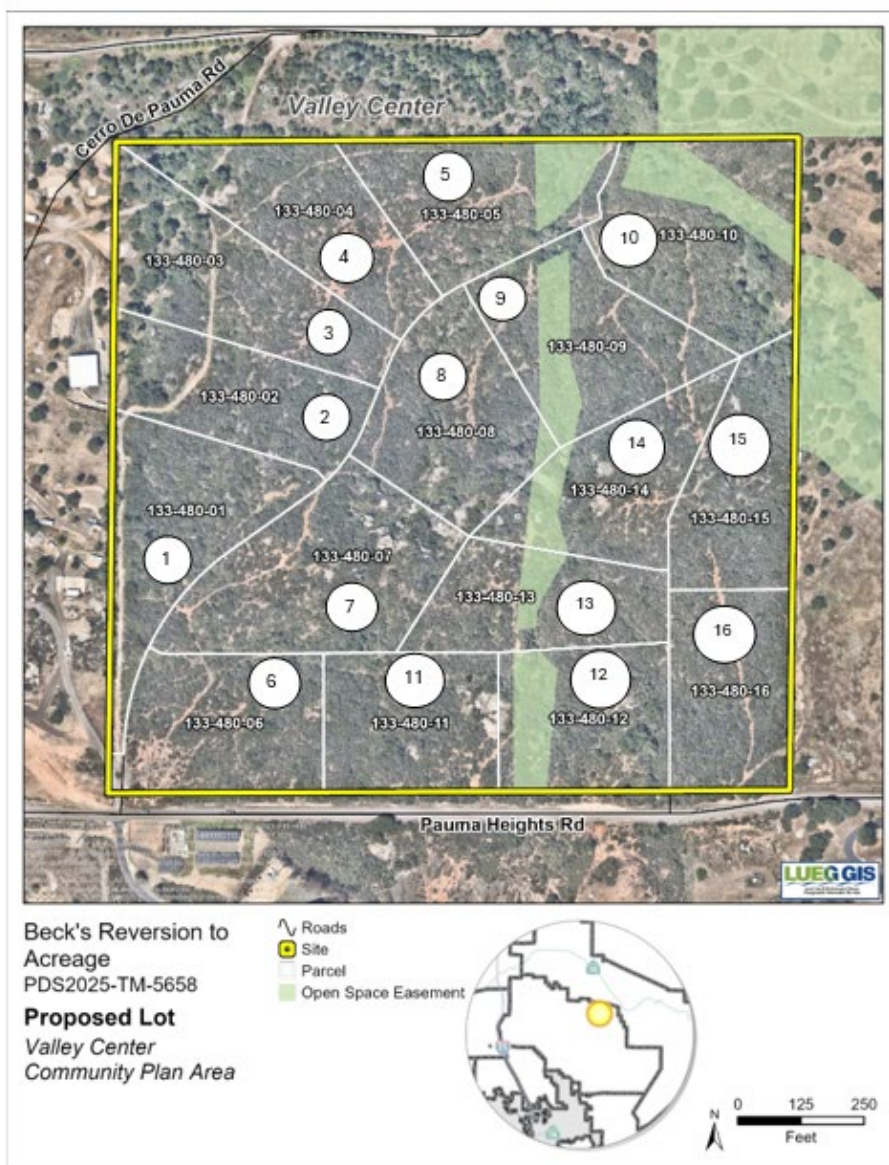


Figure 3: Existing 16 Lots and Open Space Easement per Map 13949

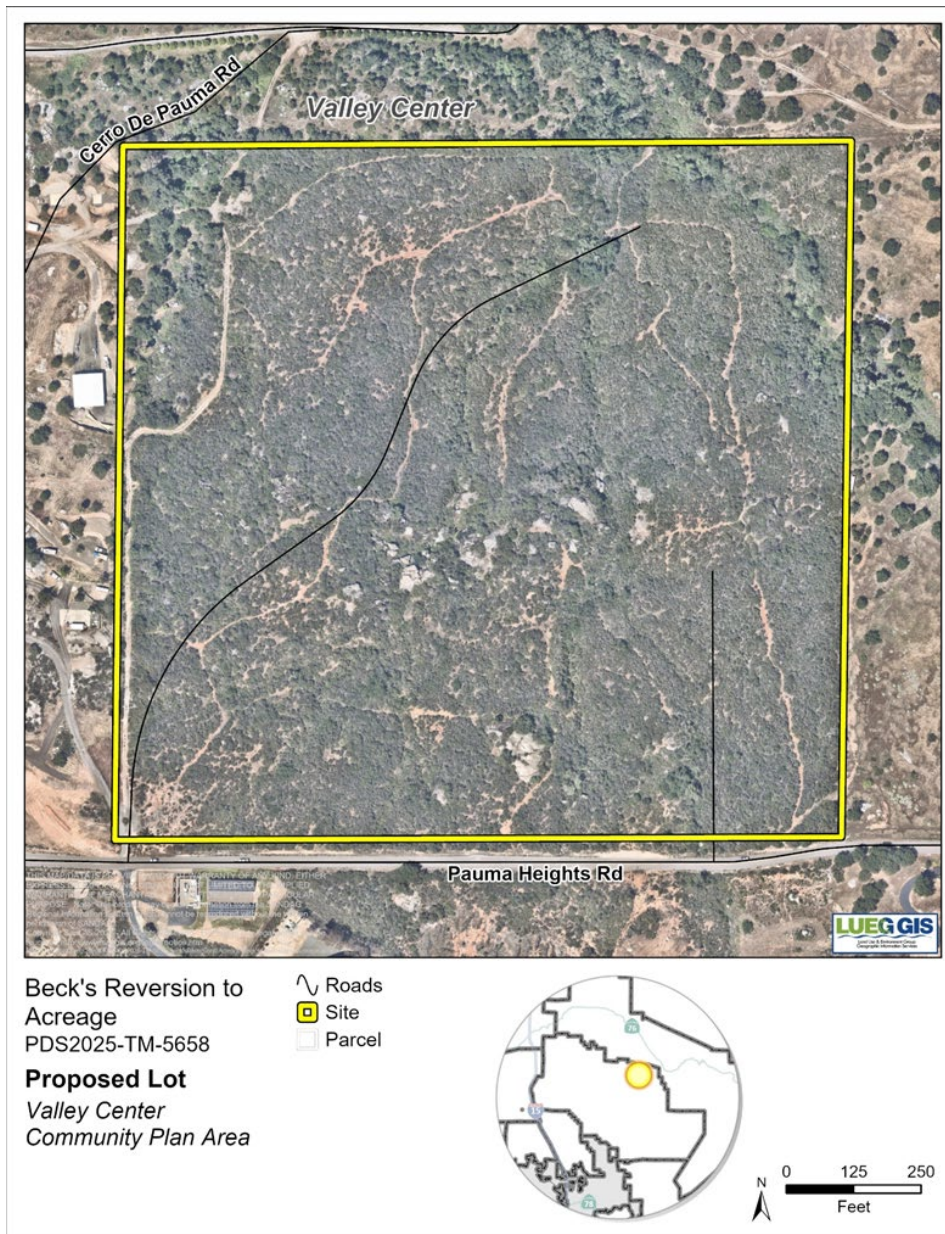


Figure 4: Proposed 1 Lot

Access

Access to the project site will continue to be provided via Pauma Heights Road and existing private road easements serving the previously subdivided parcels. Since no new structures, earthwork, or improvements are proposed with the reversion to acreage, no changes to access or roadway improvements are required.

Municipal Services

The project site will continue to be served by existing service providers. Water service is provided by the Valley Center Municipal Water District, and fire protection services are provided by the Valley Center Fire

Protection District. School services are provided by the Valley Center-Pauma Unified School District. Sewer service is not available in the area; therefore, any future development will require the installation of an onsite wastewater treatment system (OWTS).

The Project has demonstrated that all necessary public services and facilities are available to serve the site, consistent with the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Water, School, and Fire Services). Project Facility Availability Forms have been provided for all required services and are included in Attachment F

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Valley Center Community Plan, the County Zoning Ordinance, County Subdivision Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances is described on the following pages.

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Valley Center Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Subdivision Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Does the Project comply with CEQA?

2. Project Analysis

Consistency with Applicable County Plans and Ordinances

The Project is consistent with the Zoning Ordinance Use Regulations. The Project is zoned Limited Agriculture (A70). The Project proposes a reversion to acreage that consolidates 16 existing legal lots into a single large parcel. No new development or land use changes are proposed.

The General Plan Land Use Designation for the Project site is Semi-Rural Residential (SR-2). This designation allows for low-density residential development at a density of approximately one dwelling unit per two acres. The Project proposes a reversion to acreage that consolidates 16 existing legal lots into a single parcel. No additional development is proposed, and the existing use will remain unchanged. The Project will therefore comply with the General Plan density requirements.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and SR-2 Land Use Designation. The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU – 2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p> <p>LU – 2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.</p>	<p>The proposed reversion to acreage would consolidate the existing subdivision into a single legal parcel without introducing new development or changes to the existing land use designation or zoning. The Project would retain the site’s semi-rural character and existing recorded open space easement is consistent with the Valley Center Community Plan and General Plan policies.</p> <p>The Project does not propose roadway improvements, grading, or new development that would alter the existing rural character of the area. Existing access via private roadways connecting to Pauma Heights Road would remain, and the proposed reversion to acreage would not result in increased traffic or impacts to surrounding semi-rural land uses.</p>
<p>LU – 5.2 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p>	<p>The Project does not propose new development, grading, or land disturbance and would retain the existing recorded open space easement established for the protection of native riparian habitat and associated biological resources. The proposed reversion to acreage would preserve the site’s existing semi-rural and undeveloped character consistent with the Rural Land Preservation policy.</p>
<p>COS - 1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.</p>	<p>The Project does not propose any new development, grading, or ground-disturbing activities within the existing recorded open space easement or surrounding undeveloped areas. The proposed reversion to acreage would retain the existing open space easement and associated biological resource protections established under the original subdivision approval.</p>

General Plan Policy	Explanation of Project Conformance
COS - 5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	The Project does not propose grading, impervious surfaces, or changes to existing drainage patterns. Existing natural flow regimes and the central drainage corridor traversing the site would remain undisturbed, consistent with the protection of downstream biological resources.

4. Valley Center Community Plan Consistency

The Project is consistent with the following relevant Valley Center Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Valley Center Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Open Space Policy - All open space set aside for the protection of steep slopes and biological resources will be placed in dedicated open space easements.	The proposed reversion to acreage would consolidate the existing subdivision into one legal parcel without introducing new development, grading, or infrastructure improvements. The Project would retain the site's existing undeveloped and semi-rural character consistent with the Valley Center Community Plan and underlying A70 zoning designation.
Semi-Rural Lands - Preserve and maintain the overall rural and agricultural character of the semi-rural areas.	The Project site contains an existing recorded open space easement established as part of the original subdivision approval for the protection of native riparian habitat and associated biological resources. The proposed reversion to acreage would retain the existing open space easement and associated environmental protections.

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the A70 Limited Agriculture zone with the incorporation of conditions of approval (See Table F-3).

Table F-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	CONSISTENT
Use Regulation	A70	Yes
Animal Regulation	L	Yes
Density	-	-
Lot Size	2 AC	Yes

Building Type	C	Yes
Height	G	Yes
Lot Coverage	-	-
Setback	C	Yes
Open Space	-	-
Special Area Regulation	-	-

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the Subdivision Ordinance. It is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). The Project includes requirements and conditions of approval necessary to ensure it is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. California Environmental Quality Act (CEQA) Compliance

On February 6, 1997, the Planning and Environmental Review Board conducted a duly noticed public hearing and approved Tract No. 5060, adopting findings that the subdivision was consistent with the General Plan and Community Plan, physically suitable for development, and adequately served by infrastructure and public services. The project was evaluated pursuant to CEQA, and a Negative Declaration (Log No. 94-2-12), dated September 24, 1996, was adopted.

Tentative Map 5060 required certain subdivision improvements to be constructed, or secured through an agreement, prior to recordation of the Final Map. Subsequent correspondence in the project record indicates that all conditions of approval were satisfied and the Final Map was recorded. As part of the current action, an Addendum dated May 19, 2026, was prepared pursuant to CEQA Guidelines Section 15164 to evaluate the proposed reversion to acreage and confirm that no new significant environmental impacts or substantial increases in previously identified impacts would occur.

8. Applicable County Regulations

Table F-4 Applicable Regulation

County Regulation Policy	Explanation of Project Conformance
1. Resource Protection Ordinance (RPO)	This Project consists of the reversion to acreage of 16 lots created by Final Map 13949 into a single lot. The Project site is currently vacant. The site will remain vacant, and no new structures, earthwork or improvements are proposed with the reversion to acreage. Therefore, conformance to the RPO is not required. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the RPO.
2. County Consolidated Fire Code	The Project site is currently vacant. The site will remain vacant, and no new structures, earthwork or improvements are proposed with the reversion to acreage. The Valley Center Fire

	Protection District reviewed the proposed Project and had no concerns.
3. Noise Ordinance	The Project site is currently vacant. The site will remain vacant, no earthwork or improvements are proposed with the reversion to acreage. The existing uses would not generate any new 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. Therefore, the Project complies with the Noise Ordinance. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the Noise Ordinance.
4. Light Pollution Code	The Project site is currently vacant. The site will remain vacant, and no new structures, earthwork or improvements are proposed with the reversion to acreage. Therefore, conformance to the Light Pollution Code is not required. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to Pollution Code the Light.
5. Watershed Protection Ordinance (WPO)	This Project consists of the reversion to acreage of 16 lots created by Final Map 13949 into one lot. The Project site is currently vacant. The site will remain vacant, and no new structures, earthwork or improvements are proposed with the reversion to acreage.
6. Park Lands Dedication Ordinance (PLDO)	Any future discretionary applications for the Project site will be subject to additional reviews to demonstrate conformance to the Park Lands Dedication Ordinance.

G. COMMUNITY PLANNING GROUP RECOMMENDATION

On March 11, 2025, the Valley Center Community Planning Group (CPG) recommended approval of the project without conditions by a vote of 14-0-0-0 (14 – Ayes; 0 – Noes; 0 – Abstain; 0 – Absent/Vacant).

The Valley Center CPG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

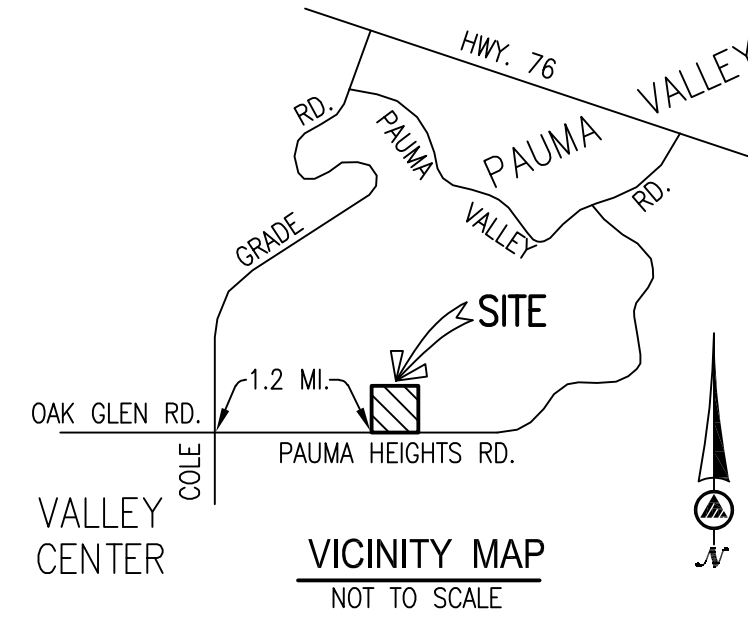
H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 50 different property owners were noticed within approximately 1,000 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Planning Commission hearing, public notices were sent to a minimum of 50 property owners within approximately 1,000 feet of the project site.

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TRACT NO. 5060-1

TENTATIVE MAP REVERSION TO ACREAGE



SOLAR NOTE:
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

LEGAL DESCRIPTION

LOTS 1 THROUGH 16, INCLUSIVE, OF COUNTY OF SAN DIEGO, TRACT NO. 5060-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13949, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 29, 2000.

LOT	NET	GROSS
1	2.17	2.67
2	2.11	2.25
3	2.69	2.76
4	2.37	2.46
5	2.22	2.48
6	2.24	3.08
7	2.94	3.33
8	2.31	2.60
9	2.43	2.61
10	3.14	3.25
11	2.18	2.66
12	2.07	2.67
13	2.00	2.07
14	2.14	2.22
15	2.05	2.14
16	2.00	2.51

EASEMENT NOTES:

EXISTING SDG&E EASEMENT PER DOCUMENT REC. 5/27/59 IN BOOK 7684, PAGE 243 OF OFFICIAL RECORDS HAS NO LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED. (TO REMAIN)

EXISTING SDG&E EASEMENT PER DOCUMENT REC. 5/27/59 IN BOOK 7684, PAGE 243 OF OFFICIAL RECORDS HAS NO LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED. (TO REMAIN)

EASEMENTS

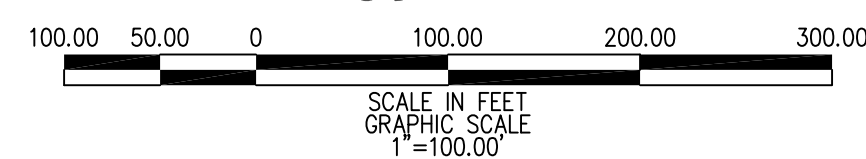
- A PAUMA HEIGHTS ROAD DEDICATED AND ACCEPTED PER MAP NO. 13949 NOTE: PAUMA HEIGHTS ROAD IS ACCEPTED SOLELY FOR THE PURPOSE OF DESIGNATING THE ROAD, IN THE COUNTY SERVICE AREA #21, FOR PUBLIC USE, THE COUNTY, BY THIS ACTION IS NOT ACCEPTING THE ROAD INTO THE COUNTY MAINTAINED SYSTEM, AND THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE. CSA #21 MAINTAINS THE PAVED PORTION OF THE ROAD. (TO REMAIN)
- B EXISTING IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET PER DOC. NO. 90-325739, REC. 6/15/1990 (TO REMAIN)
- C EXISTING ROAD AND UTILITY EASEMENT PER DOC. NO. 16830, REC. 1/31/66 (TO REMAIN)
- D EXISTING 20' UTILITY EASEMENT TO VCMWD PER DOC. NO. 44790, REC. 3/31/67 (TO REMAIN)
- E EXISTING UTILITY EASEMENT TO SDG&E PER DOC. NO. 129381, REC. 8/25/67 (TO REMAIN)
- F EXISTING UTILITY EASEMENT TO VCMWD PER DOC. NO. 2000-0088025, REC. 2/22/2000 (TO BE QUITCLAIMED)
- G C/L EXISTING 12.00' WIDE UTILITY EASEMENT TO SDG&E PER DOC. NO. 75-275492, REC. 10/7/75 (TO REMAIN)
- H C/L EXISTING 12.00' WIDE UTILITY EASEMENT TO SDG&E PER DOC. NO. 75-115232, REC. 5/13/75 (TO REMAIN)
- I EXISTING EASEMENT TO HARLAN W. BECK PER DOC. NO. 2011-0125731 REC. 3/8/2011 (TO BE ABANDONED IN CONJUNCTION WITH THIS PROPOSED REVERSION TO ACREAGE)
- J EXISTING 6' EASEMENT TO SDG&E PER DOC. NO. 2011-00033665 REC. 1/20/2012 (TO REMAIN)
- K EXISTING 40' WIDE EASEMENT TO GREGORY SCOTT BECK PER DOC. NO. 2012-0308008 REC. 5/25/2012 (TO REMAIN)

MAP NO. 13949 INFO

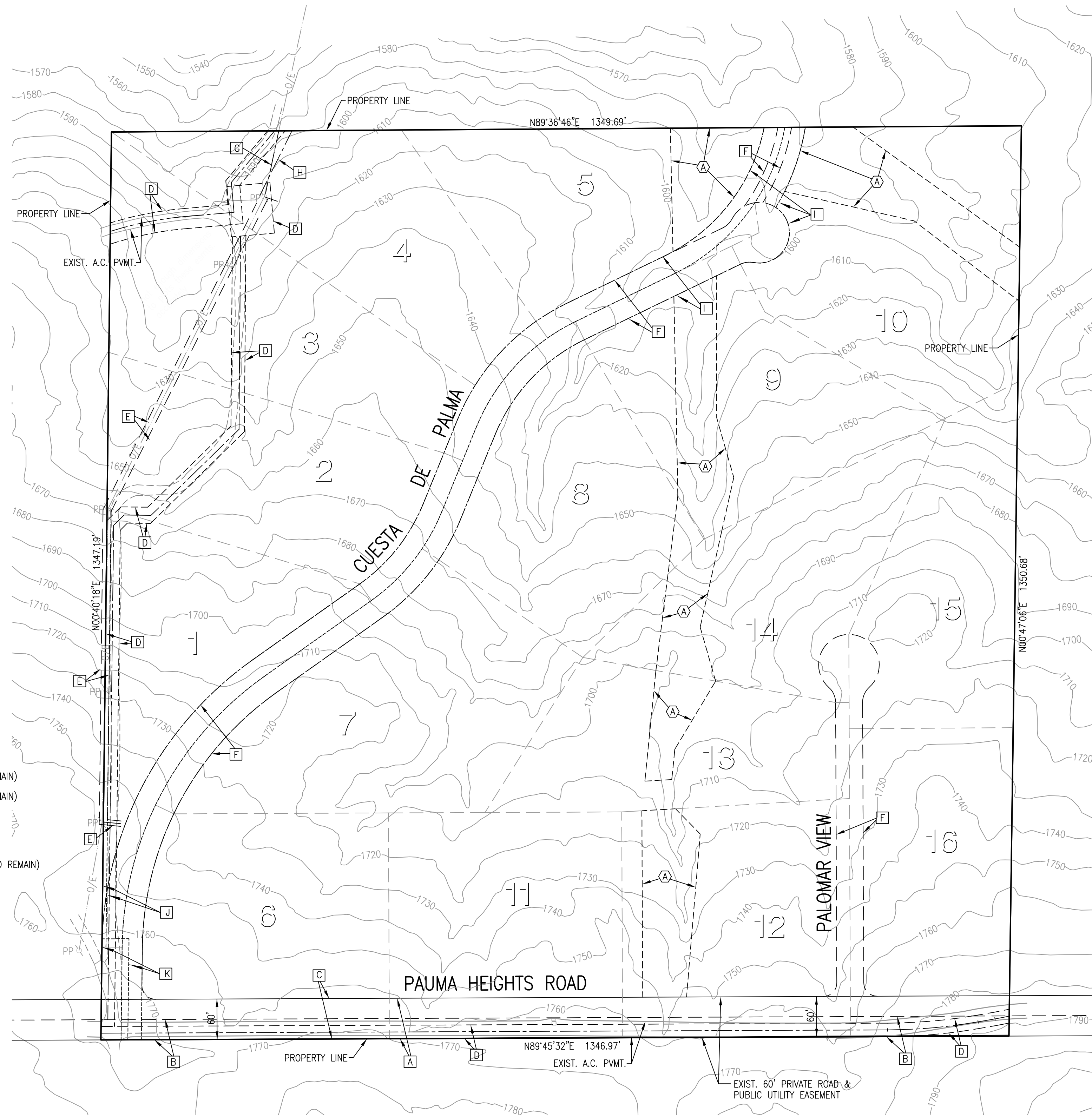
LOTS 1-16 PER MAP NO. 13949 ARE SHOWN FOR REFERENCE ONLY. CUESTA DE PALMA AND PALOMAR VIEW LABELED AS "FUTURE STREET" ON MAP NO. 13949 ARE SHOWN FOR REFERENCE ONLY.

OPEN SPACE EASEMENTS:

EXISTING OPEN SPACE EASEMENTS PER MAP NO. 13949 TO REMAIN



EXISTING TOPOGRAPHY PER COUNTY OF SAN DIEGO SANGIS DATA DATED 8/24/23 WITH SUPPLEMENTAL GROUND SURVEY BY WUNDERLIN ENGINEERING, INC., SEPTEMBER, 2023



LEGEND:

ITEM	STD. DWG/DETAIL	SYM
PROJECT BOUNDARY
EXISTING CONTOURS 605
EXISTING ROW LINE
EXISTING EASEMENT LINE

GENERAL NOTES

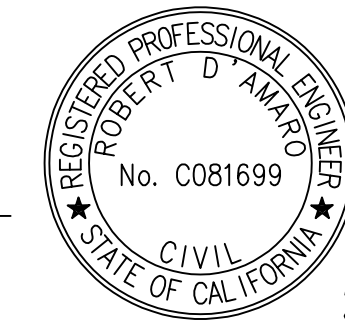
- ASSESSOR'S TAX RATE AREA: 94075
- COMPLETE TAX ASSESSOR'S NUMBER IS: 133-480-01 thru 16
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE SUBDIVISION MAP: LOTS 1 THROUGH 16 OF MAP NO. 13949 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
- GENERAL PLAN REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
- COMMUNITY/SUBREGIONAL PLAN AREA: VALLEY CENTER
- LAND USE DESIGNATION(S): (17) ESTATE RESIDENTIAL PLAN
- EXISTING ZONING: A-70
- ASSOCIATED PERMITS: NONE
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD. (I.E., RECORDED EASEMENT, UNRECORDED EASEMENT) IDENTIFY AND SPECIFY WIDTH:
PAUMA HEIGHTS ROAD, A PUBLICLY MAINTAINED ROAD
- WATER SOURCE/WATER DISTRICT: VALLEY CENTER MUNICIPAL WATER DISTRICT
- SEPTIC/SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: VALLEY CENTER FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT(S): VALLEY CENTER - PAUMA UNIFIED SCHOOL DISTRICT
- TOTAL SUBDIVISION AREA: 41.76 ACRES GROSS / 38.94 ACRES NET (MINUS 2.82 ACRES EASEMENTS)
- TOTAL NUMBER OF LOTS: 1
- MINIMUM LOT SIZE: 2.0 AC

USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	.5
LOT SIZE	2 AC
BUILDING TYPE	C
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPENSAPCE	-
SPECIAL AREA REGS.	-

TENTATIVE MAP NOTE:

THIS IS A REVERSION OF ACREAGE ONLY.
NO GRADING PROPOSED.
NO SLOPE ANALYSIS REQUIRED.
NO RESOURCE PROTECTION REQUIRED.
NO STORM WATER MANAGEMENT DOCUMENTS REQUIRED.
NO UTILITIES PROPOSED.
NO FIRE AVAILABILITY, SEWER AVAILABILITY, SCHOOL AVAILABILITY AND WATER AVAILABILITY FORMS NEEDED.

SIGNATURE OF PERSON WHO PREPARED THE TENTATIVE SUBDIVISION MAP:
Robert D'Amaro
ROBERT D'AMARO
RCE 81699 EXP. 3/31/2026



PREPARED BY:
Planning Engineering Surveying Solved.
MASSON & ASSOCIATES, INC.
1120 Sycamore Ave., Suite 200
Vista, CA 92081
O. 760.741.3570
F. 760.741.1786
www.masson-assoc.com

ACCESS NOTE:

ACCESS FROM THE PUBLICLY MAINTAINED PORTION OF PAUMA HEIGHTS ROAD, TO AND ALONG THE BOUNDARY OF THE SUBJECT PROPERTY, IS BY PAUMA HEIGHTS ROAD, WHICH IS OPEN TO PUBLIC USE AND MAINTAINED UNDER PROVISIONS OF COUNTY SERVICE AREA (C.S.A.) NO. 21. SAID ACCESS IS A MINIMUM OF 40 FEET WIDE AND IS FOR THE BENEFIT AND USE OF THIS PROPERTY.

PAUMA HEIGHTS ROAD TO BE MAINTAINED THROUGH COUNTY SERVICE AREA NO. 21 AND VESTED IN FEE TITLE WITH ADJACENT PROPERTY.

HARLAN W BECK FAMILY TRUST U/D/T 7/27/99 AN UNDIVIDED 50% INTEREST, AND TO JOHN DWIGHT BECK FAMILY TRUST U.D.T. 2/17/99 AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON

OWNER'S SIGNATURES:

DocuSigned by:
REX McKOWN
4/29/2026
DATE

OWNER'S CONTACT INFO:

REX McKOWN
PELICAN COAST REAL ESTATE, INC.
1060 SPINNAKER RUN
COSTA MESA, CA 92627
PH: (949) 689-5018
EMAIL: REX@MVALUXURY.COM

OPEN SPACE EASEMENTS:

- (A) EXISTING OPEN SPACE EASEMENTS PER MAP NO. 13949 TO REMAIN

**Attachment B – Tentative Map Resolution
Approving PDS2025-TM-5658**

Hearing Date: June 12, 2026

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2025-TM-5658)

WHEREAS, Tentative Map No. 5658 proposing the reversion of acreage of property located at Pauma Heights Road and generally described as:

LOTS 1 THROUGH 16, COUNTY OF SAN DIEGO TRACT NO. 5060-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13949, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 2016.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on January 8, 2025; and

WHEREAS, on June 12, 2026, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

Standard Conditions 1-29 are waived, with the exception of conditions 25, 27, 28(b), 28(f) and 29 which are not waived. All other conditions besides conditions 25, 27,

28(b), 28(f) and 29 are waived as they are not applicable to the proposed reversion to acreage Tentative Map.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

30. GEN#1–COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#2–FILING OF NOTICE OF DETERMINATION (NOD)

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the recorder's office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

32. PLN#1–RECORDATION OF VALLEY CENTER PUBLIC UTILITIES DISTRICT EASEMENT QUITCLAIM

INTENT: To ensure the existing Public Utilities and Ingress and Egress Easement granted to the Valley Center Municipal Water District by Document No. 2000-0088025 is quitclaimed by the Valley Center Municipal Water District by a separate document prior to recordation of the reversion to acreage Final Map. **DESCRIPTION OF REQUIREMENT:** For this reversion to acreage Tentative Map project the applicant proposes to vacate the Public Utilities and Ingress and Egress Easement granted to the Valley Center Municipal Water District by Document No. 2000-0088025. The Valley Center Municipal Water District has an approval process by which District easements can be quitclaimed. The applicant will need to complete this approval process and the easement must be quitclaimed by the Valley Center Municipal Water District by a separate document prior to recordation of the reversion to acreage Final Map in order for the Valley Center Municipal Water District easement

to be vacated on the reversion to acreage Final Map. If the Public Utilities and Ingress and Egress Easement granted to the Valley Center Municipal Water District by Document No. 2000-0088025 is not quitclaimed by the Valley Center Municipal Water District by a separate document prior to recordation of the reversion to acreage Final Map, the Valley Center Municipal Water District easement will be shown as an existing easement on the reversion to acreage Final Map and the Documentation for this condition will not be required. **DOCUMENTATION:** The applicant must provide a separate recorded document which indicates the Valley Center Municipal Water District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2000-0088025. **TIMING:** Prior to the recordation of the reversion to acreage Final Map, the applicant must provide a separate recorded document which indicates the Valley Center Municipal Water District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2000-0088025. **MONITORING:** PDS Land Development staff processing the reversion to acreage Final Map will verify that the separate recorded document which indicates the Valley Center Municipal Water District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2000-0088025 is sufficient. If the Valley Center Municipal Water District easement is not quitclaimed prior to recordation of the reversion to acreage Final Map, the Valley Center Municipal Water District easement will be shown as an existing easement on the reversion to acreage Final Map.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Semi-Rural Residential SR-2 Land Use Designations of the Valley Center Community Plan because it proposes a reversion to acreage and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a reversion to acreage with a minimum net lot size of 2 acres in the A70 (Limited Agricultural Residential) Use Regulations;
3. The design of the proposed subdivision is consistent with all elements of the San Diego County General Plan and with the Valley Center Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the proposed reversion to acreage because the project site currently vacant and no new structures, earthwork or improvements are proposed with the reversion to acreage;

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5. The site is physically suitable for the proposed density of development because the project site currently vacant and no new structures, earthwork or improvements are proposed with the reversion to acreage, and no new public facilities are required to service the existing use;
6. The design of the subdivision will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the finding that CEQA Section 15164 applies to the project and an Addendum to the previously adopted Mitigated Negative Declaration dated May 19, 2026 has been prepared;
8. The design of the subdivision does not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and the division of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
9. Determinations and findings pursuant to the California Environmental Quality Act have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).

- At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
- The Zoning regulations require that each parcel shall contain a minimum net area of 2 acres. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control

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[Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of movement of material or eight feet (8') of cut/fill per criteria of [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs

in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____, in County Administration Center, 1600 Pacific Highway, Board Chamber, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment C – Environmental Documentation



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

May 19, 2026

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15164
ADDENDUM TO TENTATIVE MAP 5060 FOR PAUMA HEIGHTS TENTATIVE MAP
REVERSION TO ACREAGE; PDS2025-TM-5658; PDS2025-ER-25-02-001**

Finding that CEQA Section 15164 applies to Pauma Heights Tentative Map for Reversion to Acreage; PDS2025-TM-5658, PDS2025-ER-25-02-001. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The original Mitigated Negative Declaration for the Beck, Cole, Grech Tentative Map (TM-5060, Log No. 94-2-12) is hereby amended by this 15164 letter for Pauma Heights Tentative Map for Reversion to Acreage; PDS2025-TM-5658.

Location: The project is located on Assessor's Parcel Numbers 133-480-01-00 to 133-480-16-00 east of Cole Grade Road and North of Pauma Heights Road in the Valley Center Community Plan Area, fifth Supervisorial District.

Background: A Negative Declaration for the Beck, Cole, Grech Tentative Map was adopted by the Planning and Environmental Review Board on February 6, 1997. The adopted Negative Declaration found that potential impacts to biological resources, including wetland habitat, would be reduced to less than significant levels through implementation of mitigation measures including a biological open space easement and a revegetation plan.

Changes in project impacts: The applicant for the Pauma Heights Tentative Map Reversion to Acreage project is proposing to revert 16 existing legal lots created by Tract No. 5060 (Final Map No. 13949) to one legal parcel. The approximately 41.7-acre project site is located along Pauma Heights Road within the Valley Center Community Plan area and currently sits vacant. The site contains an existing recorded open space easement established as part of the original subdivision approval and associated biological mitigation requirements for Tentative Map 5060. The open space easement encompasses portions of Lots 5, 9, 12, 13, and 14 and generally follows the central drainage corridor traversing the site in a north-south direction. The easement was established for the protection and preservation of native riparian habitat and associated biological resources and will remain with the proposed Project. Access to the site will continue to be provided via existing private roadways connecting to Pauma Heights Road. The Project site is served by imported water from the Valley Center Municipal Water District. Future

development on the site would remain subject to review and approval of on-site wastewater treatment systems, as applicable. No structures, grading, earthwork, utility extensions, or other improvements are proposed as part of the Tentative Map Reversion to Acreage project.

The proposed reversion to acreage is the process by which the property owner would terminate the existing subdivision configuration and associated obligations, including subdivision improvement requirements and related agreements, and consolidate the existing 16 legal lots into one legal parcel. Final Map No. 13949 was recorded on March 29, 2000, vesting the subdivision and satisfying the Tentative Map approval; however, required subdivision improvements were not constructed and remain secured through subdivision improvement agreements and associated bonds. Approval of a Tentative Map and Final Map for reversion to acreage is required to eliminate the existing subdivision configuration and terminate the remaining subdivision improvement obligations and associated securities, subject to County approval.

These modifications would not involve substantial changes to impacts identified in the previously adopted Negative Declaration (Log No. 94-2-12). No new development or ground-disturbing activities are proposed, and no new significant environmental impacts would occur beyond those previously analyzed. The proposed Project would retain the existing open space easement and associated environmental protections established under the original subdivision approval.

Finding: It is the finding of Planning & Development Services that the previous environmental document, as herein amended, may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new Negative Declaration is not required.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Pauma Heights Tentative Map for Reversion to Acreage
PDS2025-TM-5658; PDS2025-ER-25-02-001**

May 19, 2026

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

YES NO NOT APPLICABLE/EXEMPT

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 through 16 from Map 13949 (Parcels 133-480-01-00 through 133-480-16-00) into one lot. The project site is currently vacant. The existing use will continue and no new structures, earthwork, or improvements are proposed with the Reversion to Acreage Tentative Map. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Habitat Loss Permit Ordinance.

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

YES NO NOT APPLICABLE/EXEMPT

This Reversion to Acreage Tentative Map project is 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 NO NOT APPLICABLE/EXEMPT

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 through 16 from Map 13949 (Parcels 133-480-01-00 through 133-480-16-00) into one lot. The project site is currently vacant. The existing use will continue and no new structures, earthwork, or improvements are proposed with the Reversion to Acreage Tentative Map. The project is located within the service area of the Valley Center Municipal Water District, which obtains water from a combination of local groundwater,

surface water, and imported water sources. Therefore, conformance to the Groundwater Ordinance is not required. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Groundwater Ordinance.

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

Wetland and Wetland Buffers:

The Project site contains wetlands as defined by the San Diego County Resource Protection Ordinance (RPO). However, all wetlands have been conserved with in an open space easement. The proposed will not alter the current configuration of the Open Space Easment. Therefore, the project complies with Sections 86.604 (a) and (b) of the RPO.

Floodways and Floodplain Fringe:

The project does not contain a Floodway or Floodplain.. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

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 pursuant to the San Diego County Resource Protection Ordinance (RPO). Portions of the Project site contain mapped steep slopes greater than 25 percent. However, the proposed Tentative Map Reversion to Acreage project does not propose any grading, development, earthwork, or other ground-disturbing activities that would impact steep slopes or require alteration of existing landforms. Therefore, the proposed Project would not result in impacts to steep slopes and complies with the applicable provisions of the RPO.

Sensitive Habitats:

Sensitive riparian habitat associated with the existing drainage corridor occurs on the project site. The habitat is protected by existing open space easements, and the proposed Reversion to Acreage would not result in any disturbance or additional impacts to these resources.

Significant Prehistoric and Historic Sites:

County records, as well as the database from the South Coastal Information Center was reviewed by the County-approved archaeologist, Donna Beddow, and it was determined that the project site has been surveyed for a prior approval (PDS-3100-5060) and cultural resources are not present on site. The proposed project is a Tentative Map Reversion to Acreage and no ground disturbing activities are proposed. Therefore, the project complies with 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

NO

NOT APPLICABLE

The proposed Reversion to Acreage would not result in land disturbance, grading, or changes to existing drainage conditions. Therefore, the project complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (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

NO

NOT APPLICABLE

Noise Ordinance – Section 36.404

The area surrounding the project site consists of residential and agricultural uses and no new sources of noise will be introduced with the project.

Attachment D – Environmental Findings

ATTACHMENT D

PAUMA HEIGHTS ROAD REVERSION TO ACREAGE TENTATIVE MAP
PDS2025-TM-5658

ENVIRONMENTAL FINDINGS
May 19, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. Find that the Planning Commission has reviewed and considered the information contained in the Addendum to the Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2025-ER-25-02-001 prior to making its decision on the proposed project.

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be notified when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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 County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: _____

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: _____ Yes _____ No _____ Abstain _____ Vacant / Absent

C. Recommended conditions of approval:

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to**
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
 Building: (858) 565-5920 | Zoning: (858) 694-8985 or PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



Attachment G – Ownership Disclosure Form



1140

County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2025-TM-5658

Assessor's Parcel Number(s) 133-480-01 thru 16

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

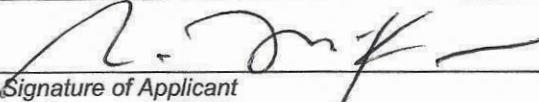
REX MCKOWN (PELICAN COAST REAL ESTATE)

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

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C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."


 Signature of Applicant

REX MCKOWN
 Print Name

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