

NOTICE OF EXEMPTION

TO: ☒ Mail Stop: A-33
ARCC-Recorder
1600 Pacific Highway, MS A-33
San Diego, CA 92101

FROM: County of San Diego
General Services
Attn: Marcus Lubich
5560 Overland Avenue, Suite 410, MS 0-368
San Diego, CA 92123

☒ State Office of Land Use and Climate Innovation
CEQASubmit.opr.ca.gov

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Ocean Breeze Ranch (TM-5615TER) License Agreement

Project Location: 5820 West Lilac Road, Bonsall CA within unincorporated northern San Diego County
(APNs: 127-191-21, 127-191-22, 125-131-56, 125-131-57, 125-180-22, 125-180-25, 125-080-26, 125-080-29)

Project Applicant:

County of San Diego General Services 5560 Overland Avenue, Suite 410, San Diego, CA 92123

Project Description: The proposed project involves a license for the use of County facilities and property. This license will allow the Ocean Breeze Ranch development to access County-owned areas to construct roadway improvements required for the extension of a public segment of Dulin Road west of Old Highway 395, terminating in a new public cul-de-sac. The work to be authorized by the license includes: (1) Grading of the roadway corridor and placement of fill within the roadway footprint, including all earthwork needed to establish design elevations and ensure structural stability of the roadway improvements; (2) construction of approximately 14,289 square feet of engineered fill slope extending from the cul-de-sac terminus to existing site topography, together with a 10-foot-wide 5,200 square-foot buffer area and 598 square feet of grading within the future right-of-way dedication area for a total affected area of approximately 20,087 square feet; (3) Grading, construction, and installation of a vehicular entrance with six bollards to provide ingress and egress to San Luis Rey Park, including permanent improvements necessary to establish safe and functional park access.

This project was originally approved on December 13, 2019, by the County of San Diego Planning Commission. The project site is 1,403 acres and the original project included 396 residential lots, public and private parks, trails, landscaping, roads, equestrian facilities, open space, road and utility improvements, and grading. In April 2025, the County of San Diego Planning Commission approved a Revised Map Time Extension for the Previously Approved Project (Tentative Map 5615) (Modified Project). The Modified Project included a time extension and revisions to the Previously Approved Project's grading design in order to avoid extensive import or export of soil in addition to other changes. Specifically, the Modified Project included changes to 86 lot lines (i.e., 57 residential lots, 25 open space lots, 2 public park lots, and 2 private park lots); lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian Major Use Permit (MUP) emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation.

The original Ocean Breeze Ranch project was processed in accordance with CEQA Guidelines Section 15183, and the 15183 environmental checklist was previously circulated for public disclosure in 2019 for the approved project. A 15183 Checklist was prepared for the Modified Project in 2025, along with specific technical studies pursuant to the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15183 requires focus on those impacts that are new or more severe than those analyzed in the County's General Plan Program EIR (i.e., peculiar impact of the project or project site). Therefore, a focused Mitigated Negative Declaration was also prepared in 2025 for the project in order to address potential impacts to Crotch's bumble bee.

Agency Approving Project: County of San Diego

Date Form Completed: July 18, 2025

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego General Services has approved the above-described project on October 5, 2026, and found the project to be exempt from the CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
- ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
- ☐ Statutory Exemption. C Section(s):
- ☐ Categorical Exemption. G Sections: 15301 Existing Facilities
- ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
- ☒ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
- ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

Statement of reasons why project is exempt:

The Ocean Breeze Ranch License is consistent with the analysis presented in the GPU EIR. The GPU EIR adequately anticipated the type and level of impacts associated with the proposed improvements requiring a license and identified mitigation measures necessary to reduce project-specific impacts pursuant to CEQA Guidelines Section 15183. The license and associated on- and off-site improvements do not propose any modifications to required mitigation measures or to the design of the previously analyzed and approved residential subdivision (April 2025). Because the License does not alter the project design, development footprint, or intensity, the environmental conclusions reached in April 2025 remain applicable. All previously adopted mitigation measures, project design features, and environmental commitments from December 2019 and April 2025 remain in effect and unchanged as part of this Proposed Project. Accordingly, there are no substantial changes in the project or in the circumstances under which the project would be undertaken that would require major revisions to the approved Section 15183 Checklist and MND due to new significant impacts or a substantial increase in the severity of previously identified impacts. Furthermore, no new information of substantial importance has become available that was not known, and could not have been known, at the time the 15183 Checklist and MND were adopted, that would indicate the Proposed Project would result in new significant impacts or substantially more severe impacts than previously analyzed.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Marcus Lubich Telephone: (858) 414-4593

Name (Print): Marcus Lubich Title: Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER

37-04/18/2025-0273

STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES

LEAD AGENCY EMAIL

DATE

04/18/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-0273

PROJECT TITLE

OCEAN BREEZE RANCH: PDS2023-TM-5615TER PDS2024-STP-16-032W1 PDS2023-MUP-16-021W1 AND PDS2024-ER-16-02006B

PROJECT APPLICANT NAME

OCEAN BREEZE RANCH

PROJECT APPLICANT EMAIL

PHONE NUMBER

949-510-2070

PROJECT APPLICANT ADDRESS

450 NEWPORT CENTER #300

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123 50

\$

0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,968 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401 75

\$

0 00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850 00

\$

0 00

☒ County documentary handling fee

\$

50 00

☐ Other

\$

0 00

PAYMENT METHOD

☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

50 00

SIGNATURE

X

Maria Gomez

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: ORDER # 200287588 AUTH CODE: 003794

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753 5A (Rev 01/01/2025)



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

FILED
Apr 18, 2025 12:31 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000305
State Receipt # 37041820250273

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

OCEAN BREEZE RANCH: PDS2023-TM-5615TER, PDS2024-STP-16-032W1,
PDS2023-MUP-16-021W1 AND PDS2024-ER-16-02006B

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** April 18, 2025
Posted April 18, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Ocean Breeze Ranch, PDS2023-TM-5615TER, PDS2024-STP-16-032W1, PDS2023-MUP-16-021W1 and PDS2024-ER-16-02006B

Project Location: 5820 West Lilac Road, Bonsall CA within unincorporated northern San Diego County
(APNs: 127-191-21, 127-1919-22, 125-131-56, 125-131-57, 125-180-25, 125-080-26)

Project Applicant: Ocean Breeze Ranch
450 NEWPORT CENTER # 300
NEWPORT BEACH, CA 92660 949-510-2070

Project Description: The applicant requests a Time Extension, Revised Vesting Tentative Map, Site Plan Modification, and Major Use Permit Modification for revisions to the Ocean Breeze Ranch Project. This project was originally approved on December 13, 2019, by the County of San Diego Planning Commission. The project site is 1,403 acres and the original project included 396 residential lots, public and private parks, trails, landscaping, roads, equestrian facilities, open space, road and utility improvements, and grading. This project would retain the original approval and modify it by slightly adjusting internal lot lines, allowing for changes in grading, additional open space lot, realigning several streets, reducing two lots, adding traffic improvements to West Lilac Road, additional architectural designs, and revised park layout. A 15183 Checklist has been prepared for the Modified this Project along with specific technical studies pursuant to the California Environmental Quality Act (CEQA), as well as a Mitigated Negative Declaration (MND) has been prepared specially for the Crotch's bumble bee for this project pursuant to the California Environmental Quality Act (CEQA). Agency Approving Project: County of San Diego

County Contact Person: Greg Mattson, Contract Planner

Telephone Number: (619) 895-7177

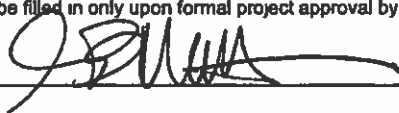
Date Form Completed: April 9, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on April 9, 2025, and found the project to be exempt from the CEQA under the following criteria.

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"). (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption, C Section
 - ☐ Categorical Exemption, G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☒ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project

Statement of reasons why project is exempt The Ocean Breeze Ranch Revised Tentative Map (PDS2023-TM-5615TER) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated the impacts of the proposed project and identified applicable mitigation measures necessary to reduce project specific impacts pursuant to CEQA Guidelines Section 15183

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  **Telephone:** (619) 895-7177

Name: Greg Mattson **Title:** Contract Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062



San Diego County



Transaction #: 8318336
Receipt #: 2025144380

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 04/18/2025
Cashier Location: SD

Print Date: 04/18/2025 12:32 pm

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOE FILE #: 2025-000305 Date: 04/18/2025 12:31PM Pages: 1

State Receipt # 37-04/18/2025-0273

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:	\$50.00
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