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An Addendum to the Previously Approved Environmental Documents for the Ocean Breeze Ranch Project

FOR PURPOSES OF CONSIDERATION OF OCEAN BREEZE RANCH (TM-5615TER) LICENCE AGREEMENT

ASSESSOR'S PARCEL NUMBERS: 127-191-21, 127-191-22, 125-131-56, 125-131-57, 125-080-22, 125-080-25, 125-080-26; 125-080-29

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining what additional environmental documentation, if any, must be completed when a previously certified environmental impact report (EIR) or previously approved Mitigated Negative Declaration (MND) covers the project for which a subsequent discretionary action (or actions) is required. The Ocean Breeze Ranch Project was analyzed in the 15183 Checklist Pursuant to CEQA Guidelines Section 15183, which was approved by the County of San Diego Planning Commission on in December 2018. In this case, the County of San Diego (County) must assess whether previously approved environmental documents adequately covers the impacts associated with the proposed changes to the final engineering aspect of the grading and associated improvements (Proposed Project). 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 actions.

1. **Background on previously approved environmental document:**

   In December 2019, the County of San Diego Planning Commission approved the Ocean Breeze Ranch project (Previously Approved Project). The Previously Approved Project included two components – a planned residential development and a private equestrian facility on a 1,402.52-acre site. The planned residential development included 396 residential lots divided into three planning areas (PA1, PA2, and PA3). The planned residential development also included parks, roads, and landscaped areas. The existing equestrian facility consisting primarily of previously constructed buildings and structures would remain active within the site. However, no improvements were proposed to the equestrian facility. A 15183 Checklist Pursuant to CEQA Guidelines Section 15183 was prepared for the previously approved project.

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 Modified Project increased the grading quantities from the Previously Approved Project amount of 1,900,000 cubic yards to 2,500,000 cubic yards, resulting in an increase in fill quantity when compared to the previously approved project of 600,000 cubic yards. A Modified 15183 Checklist was prepared for the Modified Project is to address the changes in the project since the 2019 approval and to determine if any additional environmental impacts would occur from these changes beyond those analyzed in 2019 and in the County General Plan Program Environmental Impact Report (EIR). The 15183 Checklist only focused on the changes to the Previously Approved Project.

In addition, on December 11, 2025, a major grading permit was issued to allow the preparation of the project site for construction of the approved subdivision and associated improvements.

Furthermore, a focused MND was prepared to document the existing biological conditions within the project site relative to Crotch's bumble bee (*Bombus crotchii*), a candidate species under the CESA, and to provide an analysis of potential impacts to this species with respect to local, state, and federal policy, as applicable. At the time of the project's original processing in 2019, Crotch's bumble bee was not listed as a candidate species under CESA. Therefore, impacts to Crotch's bumble bee were not analyzed for the Previously Approved Project. The MND identified biological impacts associated with the Crotch's bumble and required associated mitigation measures.

2. **Lead agency name and address:**
   County of San Diego, General Services
   5560 Overland Avenue, Suite 410
   San Diego, California 92123

   a. Contact: Marcus Lubich
   b. Phone number: 858-414-4593
   c. Email: marcus.lubich@sdcounty.ca.gov

3. **Project applicant's name and address:**
   Ocean Breeze Ranch LLC
   1550 South Coast Highway, Suite 201
   Laguna Beach, CA 92651

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

5. **Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?**
Under the Proposed Project, the license is required to construct the roadway in order to satisfy the required conditions of approval of the Map.

6. **Subject areas determined to have new or substantially more severe significant environmental effects compared to those identified in the previous Negative Declaration (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 and Forest Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology and Soils	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
☐	Noise	☐	Population and Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities and Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, General Services Services has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or 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 certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with 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.

Marcus Lubich	October 5, 2026
Signature	Date
Marcus Lubich	Project Manager
Printed Name	Title

INTRODUCTION

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

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

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;

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; or

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;
b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
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 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 the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR 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

The proposed license for the use of County facilities and property does not alter the subdivision's scope or design. The license will allow the applicant to access County-owned properties in order to construct the required access to Parks land within the off-site improvement area associated with the approved project. Since the improvement plan aspect does not propose any changes to the project design or development footprint there would be no change in the analysis from April 2025. All previously established mitigation measures, project design features, and environmental commitments approved in December 2019 and April 2025 continue to be maintained as part of this Proposed Project.

Therefore, there are no substantial changes with respect to the circumstances under which the Proposed Project would be undertaken that would require major revisions to the approved 15183 Checklist and MND due to new significant effects or the substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 15183 Checklist and MND were approved that shows that the Proposed Project would result in new significant effects or substantially more severe effects than those analyzed in the approved environmental documents.

REFERENCES

County of San Diego. 2019. Ocean Breeze Ranch CEQA 15183 Checklist. https://www.sandiegocounty.gov/content/sdc/pds/ceqa/OBR.html.

County of San Diego 2025. Ocean Breeze Ranch Modified 15183 Checklist for Modified Project. https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5615TER.html

County of San Diego 2025. Ocean Breeze Ranch Modified Project Focused Mitigated Negative Declaration. https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5615TER.html.