

NOTICE OF DETERMINATION

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

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

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

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

State Clearinghouse No.: 2025010045

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

Project Location: 5820 West Lilac Road, Bonsall CA 92003; (APNs: 127-191-21, 127-191-22, 125-131-56, 125-131-57, 125-080-22, 125-080-25, 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. 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.

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

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Director of General Services has approved the above-described project on October 5, 2026, and has made the following determinations regarding the above-described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
☐ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
☒ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
6. Findings ☐ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- ☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Fish and Game Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for Ocean Breeze Ranch

Signature: Marcus Lubich Telephone: 858-414-4593

Name (Print): Marcus Lubich Title: Project Manager

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.



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
37-04/18/2025-0272
STATE CLEARING HOUSE NUMBER(If applicable)
2025010045

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 252-NOD-0038	

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	\$	2,968 75
☐ 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)			
☒ County documentary handling fee	\$850 00	\$	0 00
☐ Other		\$	50 00
		\$	0 00

PAYMENT METHOD

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,018 75

SIGNATURE X <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #. ORDER # 200287385 AUTH CODE* 061615



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

FILED

Apr 18, 2025 12:22 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000304
State Receipt # 37041820250272
Document # 252-NOD-38

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 DETERMINATION

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. 0850
 Attn: Project Planning Section Secretary
 5510 Overland Avenue, Suite 110
 San Diego, CA 92123

☐ Office of Planning and Research
 P.O. Box 3044
 Sacramento, CA 95812

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

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

State Cleannghouse No.: 2025010045

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, adding 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, AICP, Contract Planner, 619-895-7177 or Mark Slovick, Deputy Director

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 (Item #3) and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA
☒ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA
☐ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project
6. Findings ☒ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees)

- ☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Signature  Telephone (619) 895-7177

Name (Print): Greg Mattson Title: Project Manager/Contract Planner

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094



San Diego County



Transaction #: 8318319
Receipt #: 2025144353

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 12:23 pm

Payment Summary

Total Fees	\$3,018.75
Total Payments	\$3,018.75
Balance:	\$0.00

Payment

VITALCHEK PAYMENT	\$3,018.7
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Total Payments	\$3,018.7
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Filing

CEQA - NOD FILE #: 2025-000304 Date: 04/18/2025 12:22PM Pages: 1

State Receipt # 37-04/18/2025-0272

Fees:	Fish & Wildlife County Administrative Fee	\$50.0
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,968.7
Total Fees Due:		\$3,018.7

Grand Total - All Documents:	\$3,018.7
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