

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Ocean Breeze Ranch - Modified Project

Lead Agency: County of San Diego Contact Person: Greg Mattson
Mailing Address: 5510 Overland Ave, Suite 210 Phone: (619) 895-7177
City: San Diego Zip: 92123 County: San Diego

Project Location: County: County of San Diego City/Nearest Community: Bonsall (Unincorporated)

Cross Streets: 5820 West Lilac Road and Vessels Ranch Road Zip Code: 92081

Lat. / Long.: 33° 18' 11" N / 117° 11' 53" W Total Acres: 1,403 acres

Assessor's Parcel No.: APNs 124-150-28, 124-150-34, 124-150-35, 125-080-21, 125-131 48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, 127-271-020 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: None

Airports: _____ Railways: None Schools: Bonsall Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 396 Acres 1,403 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Tribal and Cultural Resources

Present Land Use/Zoning/General Plan Designation: Village Residential (VR-4.3, 62 acres); Semi-Rural (SR-4, 217 acres); Semi-Rural (SR-10, 313 acres); Rural Lands (RL-20, 556 acres); Rural Lands (RL-40, 223 acres); and, and Open Space – Recreational (OS-Rec, 9 acres).

Project Description: (please use a separate page if necessary). The Ocean Breeze Ranch Modified Project (Modified Project) is located at 5820 West Lilac Road, in the Bonsall and Fallbrook Community Plan areas within unincorporated northern San Diego County. An Addendum to the 2019 Biological Resources Technical Report (BRTR) for the Ocean Breeze Ranch Project (previously approved project) was prepared for the Modified Project (Appendix C; HELIX 2024). The purpose of this addendum is 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 for

project approval, 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 Addendum and the analysis herein focus solely on Crotch's bumble bee. All other biological resources analyses and documentation required under CEQA for the project were previously conducted and approved by the County's Planning Commission in December 2019, with minor modifications to the previously approved project being addressed in an updated CEQA 15183 Checklist for the Modified Project.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/2/2025 Ending Date 2/3/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Helix Environmental Planning, Inc.</u>	Applicant: <u>TH Ocean Breeze LLC</u>
Address: <u>7578 El Cajon Blvd.</u>	Address: <u>450 Newport Center Drive, Ste 300</u>
City/State/Zip: <u>La Mesa., CA 91942</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Stacy Nigro</u>	Phone: <u>(760) 533-7261</u>
Phone: <u>(760) 840-9794</u>	

Signature of Lead Agency Representative:  **Date:** 1/2/2024