



County of San Diego

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January 2, 2025

FOCUSED MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Ocean Breeze Ranch Modified Project

RECORD ID: PDS2023-TM-5615TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1

ENVIRONMENTAL LOG NUMBER: PDS2024-ER-16-02-006B

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Focused Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines to evaluate the potential environmental impacts of the proposed project. The project is consistent with the applicable General Plan and zoning, and environmental impacts have been comprehensively addressed in previous environmental documentation through a Section 15183 Checklist. The Section 15183 checklist confirms that the project's potential impacts on all environmental factors except biological resources (Crotch's bumble bee) have been previously analyzed and mitigated under the General Plan and other regulatory frameworks. Therefore, no further review is required for these areas.

Focused environmental review has been conducted to address potential project impacts to biological resources (Crotch's bumble bee) and propose mitigation measures to reduce potentially significant impacts to a less-than-significant level, as this issue was not fully evaluated or mitigated in prior CEQA documentation. This Focused MND is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study – Environmental Checklist Form
- b. Attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist prepared pursuant to CEQA Guidelines Section 15183, dated October 16, 2024.

- c. Attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist prepared pursuant to CEQA Guidelines Section 15183, dated December 13, 2019
- d. Attached extended studies for biological resources

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Focused Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Focused Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Focused Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures. The new mitigation measures relate to the Crotch's bumble bee are in *Italics*.

MM-CBB BIO#1 *Mitigation for impacts to 71.4 acres of Crotch's bumble bee habitat (34.2 acres of combined coastal sage scrub/flat-topped buckwheat scrub and 37.2 acres of non-native grassland) shall occur at a minimum 1:1 ratio through on-site preservation of 71.4 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation land will be located in the southwestern portion of the project site. The mitigation land for Crotch's bumble bee is contained within a much larger block of habitat to be conserved as biological open space for the project, totaling 832.2 acres, and overlaps with on-site preservation of coastal sage scrub for coastal California gnatcatcher. The mitigation shall be provided prior to the issuance of a grading permit. If Crotch's bumble bee is delisted, this measure shall not be required.*

MM-CBB BIO#2 *Before the start of construction, required consultation with the California Department of Fish and Wildlife (CDFW) regarding the project's effects on Crotch's bumble bee must occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, California Environmental Quality Act document, or County Conditions of Approval. California Endangered Species Act (CESA) compliance shall only be required if Crotch's bumble*

bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required.

MM-BIO-8a The project requires preparation of a Resource Management Plan (RMP) for on-site biological open space to be approved by the County and Wildlife Agencies. The RMP will provide direction for the permanent preservation and management of the on-site biological open space in accordance with County regulations.

MM-BIO-8b The project will incorporate a 100-foot-wide limited building zone easement extending outward from the edge of the biological open space easement.

MM-BIO-10a To help ensure that errant impacts to sensitive vegetation communities outside of the impact footprint are avoided during construction, environmental fencing (including silt fencing where determined necessary by the Stormwater Pollution Prevention Plan), would be installed at the edges of the impact limits prior to initiation of grading. All construction staging shall occur within the approved limits of construction.

MM-BIO-10b A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities, jurisdictional waters or wetlands, or biological open space. The biologist also will conduct a preconstruction environmental training session for construction personnel to inform them of the sensitive biological resources on site and avoidance measures to remain in compliance with project approvals. The biologist also will monitor vegetation clearing, grubbing, and grading activities on a regular basis to help ensure compliance with project approvals.

ADOPTION STATEMENT: This Draft Focused Mitigated Negative Declaration is considered draft until it is adopted by the appropriate County of San Diego decision-making body.

Signature

January 2, 2025

Date

Greg Mattson, AICP
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County of San Diego - Planning & Development Services

Attachment:
California Environmental Quality Act Environmental Initial Study