



VINCE NICOLETTI  
INTERIM DIRECTOR

**PLANNING & DEVELOPMENT SERVICES**  
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123  
(858) 505-6445 General • (858) 694-2705 Codes Compliance  
(858) 565-5920 Building Services

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**January 2, 2025**

**NOTICE IS HEREBY GIVEN** that the County of San Diego is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at [https://www.sandiegocounty.gov/content/sdc/pds/ceqa\\_public\\_review.html](https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, CA 92123. Comments on the proposed Mitigated Negative Declaration must be sent to the PDS contact listed below and should reference the project number and name.

**OCEAN BREEZE RANCH; PDS2023-TM-5616TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1 and PDS2024-ER-16-02-006B.** 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.

Comments on the proposed findings and associated analysis must be received no later than **February 3, 2025**, at 4:00 pm (a 32-day public review period). For additional information, please contact Greg Mattson, by phone at (619) 895-7177 or by email at [gregory.mattson@sdcounty.ca.gov](mailto:gregory.mattson@sdcounty.ca.gov).