

# NOTICE OF DETERMINATION

TO:  Recorder/County Clerk  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
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 Clearinghouse 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 Attn: Peter Fagrell on behalf of TH Ocean Breeze LLC, 450 Newport Center Drive, Suite 300, Newport Beach, CA 92660 (760) 552-7261

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 18, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on April 18, 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.