



County of San Diego

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PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT & NOTICE OF PUBLIC REVIEW OF DRAFT HABITAT LOSS PERMIT

September 19, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

OCEAN BREEZE RANCH, PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-013, PDS2015-ER-15-08-001, PDSXXXX-HLP-XXX

The project proposes a Tentative Map and Major Use Permit (MUP) to subdivide the 1,402.52-acre property into 396 units for residential development. The as-built equestrian facility also requires an MUP. The property is located at 5820 West Lilac Road, Bonsall in the Bonsall and Fallbrook Community Plan areas, within the unincorporated San Diego County. The site is subject to the Semi-Rural, Rural, and Village Regional Category and the Village Residential (VR-4.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (RL-40) Land Use Designation. The Zoning Use Regulation for the site is Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80). The project is consistent with the requirements of the General Plan and Zoning Ordinance.

Access to the residential development in Planning Area (PA) 1 and PA 2 would be provided off of West Lilac Road. An estate parcel would also be accessed off West Lilac Road. Access to PA 3 would be provided by a gated access off Dulin Road, a public road. The Project includes a network of internal access roads, including public streets in PA 1 and PA 2, and private/gated roadways in PA3 and the equestrian facility. In PA 1 and PA 2, streets would be constructed to meet public standards. All roads within PA 3 would be privately owned and maintained by a homeowners' association. The proposed project includes public and private parks, multi-use trails, and 833.85 acres of biological open space. Proposed earthwork quantities for the project consist of 1,900,000 cubic yards of cut and fill with no export required. Potable water and sewer would be provided by the Rainbow Municipal Water District. PA 3 and the as-built equestrian center will be served by on-site wastewater treatment systems. Fire Services would be provided by the North County Fire Protection District.

Comments on the proposed findings and associated analysis must be received no later than November 4, 2019 at 4:00 p.m. (a 45 day public disclosure notice period). These documents can be reviewed

at the PDS, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. These draft documents can also be reviewed the Vista County Library, 700 Eucalyptus Avenue, Vista, CA 92084.

For additional information, please contact Bronwyn Brown at (858) 495-5516 or at bronwyn.brown@sdcounty.ca.gov.

**NOTICE OF PUBLIC REVIEW
STATEMENT OF REASONS TO PERMIT PROPOSED USE AND EXTINGUISH ACCESS TO
MINERAL RESOURCES OF STATEWIDE SIGNIFICANCE FINDINGS PURSUANT TO SECTION
2762 OF THE CALIFORNIA PUBLIC RESOURCES CODE**

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating the findings in accordance with the California Environmental Quality Act Section 15183, Tentative Map, MUP for a Planned Developed, a MUP for an existing equestrian facility, and Draft HLP for the Ocean Breeze Ranch Project, on a project site that currently contains lands classified by the Mineral Resource Zone (MRZ) system. Section 2762 of the California Public Resources Code requires the County of San Diego, as lead agency under the California Environmental Quality Act, to prepare a statement specifying the County's reasons for permitting a proposed use in an area that contains mineral resource deposits of regional or statewide significance. In addition to public review circulation, this statement of reasons must be provided to the State Geologist and the State Mining and Geology Board for review and Comment. The proposed statement of resources and the associated project description can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, Planning and Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, CA 92123 and the Vista County Library, 700 Eucalyptus Avenue, Vista, CA 92084.