

## Attachment F – Environmental Documentation

# NOTICE OF EXEMPTION

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 Division Section Secretary

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Montecito Ranch Open Space Vacation; PDS2021-VAC-21-001

Project Location: North of Ramona Airport and Cedar Street on the western portion of property commonly referred to as Montecito Ranch in the Ramona Community Plan Area within unincorporated San Diego County. (APNs: 280-010-09-00, 280-010-03-00, 281-521-01-00, 281-521-02-00, 281-521-03-00)

Project Applicant: Endangered Habitats Conservancy (Attn: Michael Beck); P. O. Box 22438 San Diego, CA 92192; (619) 846-3003

Project Description: The project consists of a vacation of a 220.5-acre biological open space easement dedicated to the County of San Diego and recorded on September 10, 2009 as DOC#2009-0506422 on the approximately 935.2-acre property known as Montecito Ranch in the Ramona Community. On August 4, 2010, the Board of Supervisors approved the Montecito Ranch Project, which consisted of 417 single-family residences, an 8.3-acre park, and an 11.9-acre historic park; however, the applicant for this project will not be moving forward with the development. The Endangered Habitats Conservancy (EHC), a California non-profit corporation, acquired the entire Montecito Ranch property in 2020 through coordination with the Wildlife Conservation Board (WCB) and Naval Facilities Engineering Command Southwest (U.S. Navy). The Open Space Vacation is required to allow the authorization of funding identified in agreements and conservation easements between EHC and the U.S. Navy that will allow the property to be maintained and managed as biological open space in perpetuity by EHC.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (619) 323-5287

Date Form Completed: August 18, 2021

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on September 1, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)  
 Declared Emergency [C 21080(b)(3); G 15269(a)]  
 Emergency Project [C 21080(b)(4); G 15269(b)(c)]  
 Statutory Exemption. C Section:  
 Categorical Exemption. G Section: 15308  
 G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.  
 G 15182 – Residential Projects Pursuant to a Specific Plan  
 G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning  
 Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures  were  not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan  was  not adopted for this project.

Statement of reasons why project is exempt: The project is exempt from CEQA because it consists of an action taken by regulatory agencies in order to ensure maintenance, restoration, enhancement, or protection of the environment through coordination with state and federal agencies in accordance with CEQA Regulations Section 15308. It can be seen with certainty that the open space vacation will not have a significant impact on the environment as it will allow for the preservation of biological resources on the Montecito Ranch Property per CEQA Regulations Section 15061(b)(3).

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: \_\_\_\_\_ Telephone: (619) 323-5287

Name (Print): Sean Oberbauer Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible 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 15062.