



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/22/2022-0191
STATE CLEARING HOUSE NUMBER (If applicable) 2021040691

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OCEANSIDE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 03/22/2022
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0034
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PROJECT TITLE
CYPRESS POINT PROJECT

PROJECT APPLICANT NAME CONCORDIA COMMUNITIES, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-280-7103
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PROJECT APPLICANT ADDRESS 380 STEVENS AVENUE, SUITE 307	CITY SOLANA BEACH	STATE CA	ZIP CODE 92075
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	<u>3,539.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

SIGNATURE X <i>Jennifer Acosta</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JENNIFER ACOSTA, Deputy
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Payment Reference #: CHECK # 20060



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Mar 22, 2022 01:07 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000221
State Receipt # 37032220220191
Document # 2022-NOD-34

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

CYPRESS POINT PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>March 22, 2022</u>
Posted <u>March 22, 2022</u> Removed _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



NOTICE OF DETERMINATION

City of Oceanside, California

TO:
Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, CA. 92112-4147

FROM:
City of Oceanside
Planning Division
300 N. Coast Highway
Oceanside, CA 92054

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2021040691

Lead Agency: City of Oceanside

Project Manager: Richard Greenbauer, Principal Planner, Planning Division (760) 435-3519

Applicant: Concordia Communities, LLC

Address: 380 Stevens Avenue, Suite 307, Solana Beach, CA 92075

Phone: (858) 280-7103 ext. 101

Project Location: Los Arbolitos Blvd. at the Aspen Street and Pala Road intersections, City of Oceanside (APN 158-301-46)

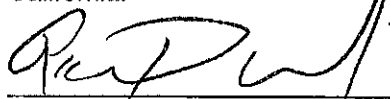
Project Title: Cypress Point Project

Description: Tentative Map (T21-00001), Development Plan (D21-00001), and Request for Density Bonus (DB21-00001). A request for approval to allow the construction of 54 single-family homes ranging from about 1,200 to 1,700 square feet in size located around a private loop road within the project site. The project is located west of Los Arbolitos Blvd. at the Aspen Street and Pala Road intersections. A portion of the northwest corner of the site would be left undeveloped as part of the City of Oceanside's Draft Subarea Plan hardline preserve and to accommodate the existing San Luis Rey Trail. The property was sold as surplus land by the City, and under the Surplus Lands Act of California, if a project is developed with 10 or more residences, no fewer than 15% of those residences must be designated as "affordable" as defined by the state. The project proposes 54 total units, 8 of which would be designated low-income units, with the remaining 46 units as market rate. Primary site access would be from a westerly extension of Pala Road with a secondary emergency access off of Aspen Street. The project site is zoned RS-Single family residential, corresponding with the General Plan designation of Single Family Detached Residential (SFD-R).

The Planning Commission of the City of Oceanside, as Lead Agency, approved the above described project on March 14, 2022 and determined that:

1. The project will not have a significant effect on the environment.
2. An EIR was prepared and adopted pursuant to the provisions of CEQA.
3. Mitigation Measures were established as conditions of approval and a Mitigation Monitoring Reporting Program was adopted.
4. A Statement of Overriding Consideration was not required.
5. Findings of fact were made pursuant to CEQA.

The Final EIR and the record of project approval are available to the public at the Development Services Department, Planning Division Counter, and 300 N. Coast Highway, Oceanside, California.


Richard Greenbauer, Principal Planner

Date: March 14, 2022



San Diego County



Transaction #: 6355789
Receipt #: 2022138630

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 03/22/2022
Cashier Location: SD

Print Date: 03/22/2022 1:08 pm

Payment Summary

Total Fees:	\$3,589.25
Total Payments:	\$3,589.25
Balance:	\$0.00

Payment

CHECK PAYMENT #20060 \$3,589.25

Total Payments \$3,589.25

Filing

CEQA - NOD FILE #: 2022-000221 Date: 03/22/2022 1:07PM Pages: 2

State Receipt # 37-03/22/2022-0191

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$3,539.25
Total Fees Due:		\$3,589.25

Grand Total - All Documents: \$3,589.25