



NOTICE OF DETERMINATION

City of Oceanside, California

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

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

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

SCH No.: 2022030032

Lead Agency: City of Oceanside

Project Manager: Sergio Madera, City Planner, Planning Division (760) 435-3519

Applicant: MRCT Investments LLC

Address: 4320 La Jolla Village Drive, Suite 205, San Diego, CA 92122

Phone: 714-800-1387

Project Location: Peacock Neighborhood Area of Oceanside, at the southeast corner of Melrose Drive and West Bobier Drive (APN 161-030-23 & 24)

Project Title: Modera Melrose Mixed Use Development Project

Description: Development Plan (D21-00011) and Density Bonus (DB21-00005). A request for approval to allow the construction of 323 multi-family units and ground-level commercial space on 7.4-acre project site, in the City of Oceanside. The project site is located in the Peacock Neighborhood Area of Oceanside, at the southeast corner of Melrose Drive and West Bobier Drive. The proposed project site is located approximately 1.6 miles south of State Route 76 and approximately 2 miles from north of State Route 78. The project site is located along the eastern boundary of the City of Oceanside and is immediately adjacent to the City of Vista. The property is zoned Neighborhood Commercial (CN), corresponding with the City of Oceanside's General Plan designation of Neighborhood Commercial (NC). The surrounding areas are zoned Open Space, Commercial, and Residential.

The Planning Commission of the City of Oceanside, as Lead Agency, approved the above described project on April 10 and determined that:

1. The project will not have a significant effect on the environment.
2. A 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.

Sergio Madera
Digitally signed by Sergio Madera
DN: cn=Sergio Madera,
ou=Planning,
email=SMadera@oceansideca.org
Date: 2023.04.11 11:04:12 -07'00'

Sergio Madera, City Planner

Date

April 10, 2023



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-04/12/2023-0254
STATE CLEARING HOUSE NUMBER (If applicable) 2022030032

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OCEANSIDE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 04/12/2023
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0047
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PROJECT TITLE
MODERA MELROSE MIXED USE DEVELOPMENT PROJECT

PROJECT APPLICANT NAME MRCT INVESTMENTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 714-800-1387
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PROJECT APPLICANT ADDRESS 4320 LA JOLLA VILLAGE DRIVE, SUITE 205	CITY SAN DIEGO	STATE CA	ZIP CODE 92122
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PROJECT APPLICANT (Check appropriate box)

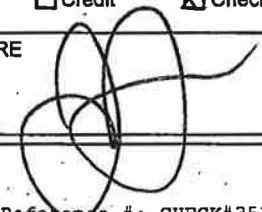
Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$
 3,889.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK#353094



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Apr 12, 2023 12:52 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000284
State Receipt # 37041220230254
Document # 2023-NOD-47

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

MODERA MELROSE MIXED USE DEVELOPMENT 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** April 12, 2023
Posted April 12, 2023 **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.



San Diego County



Transaction #: 7092113
Receipt #: 2023126163

JORDAN Z. MARKS
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.gov

Cashier Date: 04/12/2023
Cashier Location: SD

Print Date: 04/12/2023 12:52 pm

Payment Summary

Total Fees	\$3,889.25
Total Payments	\$3,889.25
Balance:	\$0.00

Payment

CHECK PAYMENT #353094 \$3,889.25

Total Payments **\$3,889.25**

Filing

CEQA - NOD FILE #: 2023-000284 Date: 04/12/2023 12:52PM Pages: 2

State Receipt # 37-04/12/2023-0254

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$3,839.25
Total Fees Due:		\$3,889.25

Grand Total - All Documents: **\$3,889.25**