



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/29/2025-0047
STATE CLEARING HOUSE NUMBER (if applicable) 2024040851

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OCEANSIDE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 01/29/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 252-NOD-0007	

PROJECT TITLE
OLIVE PARK APARTMENTS PROJECT

PROJECT APPLICANT NAME CAPSTONE EQUITIES	PROJECT APPLICANT EMAIL	PHONE NUMBER 310-666-6860
PROJECT APPLICANT ADDRESS 5600 WEST JEFFERSON BOULEVARD	CITY LOS ANGELES	STATE CA
		ZIP CODE 90016
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00
<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 \$ 4,173.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK #63902 AND CHECK # 63901



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

FILED
Jan 29, 2025 04:59 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000057
State Receipt # 37012920250047
Document # 252-NOD-7

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

OLIVE PARK APARTMENTS 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 January 29, 2025**
Posted January 29, 2025 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, 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.: 2024040851

Lead Agency: City of Oceanside

Project Manager: Shannon Vitale, Senior Planner, Planning Division (760) 435-3927

Applicant: Capstone Equities

Address: 5600 West Jefferson Boulevard, Los Angeles, California 90016

Phone: 310-666-6860

Project Location: 43.50-acre site in the City of Oceanside, California; south of Oceanside Boulevard and west of College Boulevard; west of the terminus of Olive Drive and south of the North County Transit District (NCTD) rail line and College Boulevard Sprinter Station (APN 162-111-04).

Project Title: Olive Park Apartments Project

Description: The Parcel Area has a General Plan designation of Medium Density Residential (MDA-R) and a zoning designation of RS-Single Family Residential. The approved project consists of 199 low-income and very low-income multi-family units (100% affordable) on 6.33 acres of the 43.50-acre lot. The remaining 32.63 acres would be placed in a conservation easement for the protection of open space and biological resources. Site access would be provided via the terminus of Olive Drive and a direct pedestrian/bicycle connection from the Parcel Area to the NCTD College Boulevard Sprinter Station would be provided. The project proposed, and was granted, Density Bonus Law waivers/incentives. The project is consistent with the General Plan land use designation and located within a Transit Priority Area.

The Planning Commission of the City of Oceanside, as Lead Agency, approved the above described project on January 27, 2025 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.


Shannon Vitale, Senior Planner

01/28/25
Date

San Diego County



Transaction #: 8196309
Receipt #: 2025035569

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: 01/29/2025
Cashier Location: SD

Print Date: 01/29/2025 5:13 pm

Payment Summary

Total Fees:	\$4,173.50
Total Payments:	\$4,173.50
Balance:	\$0.00

Payments

CHECK PAYMENT #63902	\$2,500.00
CHECK PAYMENT #63901	\$1,673.50
Total Payments	\$4,173.50

Filing

CEQA - NOD	FILE #: 2025-000057 Date: 01/29/2025 4:59PM Pages: 2
	State Receipt # 37-01/29/2025-0047
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$4,123.50
Total Fees Due:	\$4,173.50

Grand Total - All Documents: \$4,173.50