



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/27/2024-0511
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OCEANSIDE	LEAD AGENCY EMAIL	DATE 06/27/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0511	

PROJECT TITLE  
 MODERA NEPTUNE MIXED USE (RD22-00005 RP23-00001 RCUP22-00003 DB22-00010 AND RRP22-00004) (APNS:  
 143-201-05 AND 143-201-11)

PROJECT APPLICANT NAME MCRT INVESTMENTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-692-1924
PROJECT APPLICANT ADDRESS 4320 LA JOLLA VILLAGE DRIVE, SUITE 205	CITY SAN DIEGO	STATE CA
		ZIP CODE 92121

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
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Payment Reference #: CHECK #55198



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

**FILED**  
Jun 27, 2024 01:28 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000553  
State Receipt # 37062720240511

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 NEPTUNE MIXED USE (RD22-00005, RP23-00001, RCUP22-00003,  
DB22-00010 AND RRP22-00004) (APNS: 143-201-05 AND 143-201-11)**

**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):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>June 27, 2024</u></p> <p><b>Posted</b> <u>June 27, 2024</u> <b>Removed</b> _____</p> <p><b>Returned to agency on</b> _____</p> <p><b>DEPUTY</b> _____</p>
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**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 EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** MCRT Investments LLC.
2. **ADDRESS:** 4320 La Jolla Village Drive, Suite 205 San Diego, CA 92121
3. **REPRESENTATIVE/PHONE NUMBER:** Dan Niebaum – (760) 692-1924
4. **LEAD AGENCY:** City of Oceanside 300 North Coast Highway, Oceanside, CA 92054
5. **PROJECT MGR.:** Manuel Baeza, Principal Planner - (760) 435-3519
6. **PROJECT TITLE:** Modera Neptune Mixed Use (RD22-00005, RP23-00001, RCUP22-00003, DB22-00010 and RRP22-00004) (APNs: 143-201-05 and 143-201-11)
7. **DESCRIPTION:** The proposed project is a request for the construction of a mixed-use development project comprised of a 360 residential units, including 36 units reserved for low-income households and a 62-room hotel with a 5,030 square foot lobby and ancillary use area on a 1.72 acre site located at 815 and 901 North Coast Highway within the Townsite Neighborhood Planning Area. The site has a General Plan designation of Downtown (D) and a zoning designation of (D) Downtown Subdistrict (D-7B).

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, staff has determined that further environmental evaluation is not required because:

- The proposed project constitutes In-fill development that is consistent with the applicable general plan and zoning designations, is located in an urbanized area, and would not result in any significant environmental effects. As such, the project is categorically exempt pursuant to **Class 32, "In-Fill Development Projects" (Section 15332);**
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (Section 15061(b) (3)); or,
- The project is statutorily exempt, Section, \_\_\_\_ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

**Manuel  
Baeza**

Digitally signed by Manuel Baeza  
DN: cn=Manuel Baeza,  
ou=Planning,  
email=M.Baeza@oceansideca.org  
Date: 2024.06.27 12:14:34 -0700

Date: June 27, 2024

Manuel Baeza, Principal Planner

cc:  Project file  Counter file

Posting: County Clerk  OPR

San Diego County



Transaction #: 7873724  
Receipt #: 2024226621

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](http://www.sdarcc.gov)

Cashier Date: 06/27/2024  
Cashier Location: SD

Print Date: 06/27/2024 1:28 pm

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #55198 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000553 Date: 06/27/2024 1:28PM Pages: 2

State Receipt # 37-06/27/2024-0511

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00