



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: 37-02/16/2023-0092
STATE CLEARING HOUSE NUMBER (If applicable) 200203115

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 02/16/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0019	

PROJECT TITLE
 NORTHEAST GATEWAY RESIDENTIAL PROJECT-SPECIFIC PLAN AMENDMENT DEVELOPMENT AGREEMENT TENTATIVE
 SUBDIVISION MAP AND GRADING EXEMPTION FOR THE DEVELOPMENT OF 64 SINGLE-FAMILY RESIDENTIAL LOTS -
 PL22-0145, PL22-0146, PL22-0147 AND PL23-0032

PROJECT APPLICANT NAME MERIDIAN DEVELOPMENT/ ESCONDIDO LAND LLC (GUY ASARO)	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-930-9322
PROJECT APPLICANT ADDRESS 9988 HIBERT STREET - SUITE 210	CITY SAN DIEGO	STATE CA
		ZIP CODE 92131

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
<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)			
<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 X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
--	---

Payment Reference #: CHECK#0000073



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Feb 16, 2023 02:10 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000108
State Receipt # 370216202300092
Document # 2023-NOD-19

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

NORTHEAST GATEWAY RESIDENTIAL PROJECT - SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT,
TENTATIVE SUBDIVISION MAP AND GRADING EXEMPTION FOR THE DEVELOPMENT OF 64 SINGLE-FAMILY
RESIDENTIAL LOTS - PL22-0145, PL22-0146, PL22-0147 AND PL23-0032

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** February 16, 2023
Posted February 16, 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.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NOTICE OF DETERMINATION

DATE: February 15, 2023

TO: X Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: City of Escondido
201 North Broadway
Escondido, CA 92025

X San Diego County Recorder's Office
Attn: Deputy County Recorder
P. O. Box 121750
San Diego, CA 92112-1750

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Northeast Gateway Residential Project - Specific Plan Amendment, Development Agreement, Tentative Subdivision Map and Grading Exemption for the development of 64 single-family residential lots - PL22-0145, PL22-0146, PL22-0147 and PL23-0032

Project Title/Case Nos.

2002031158 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Jay Paul, Senior Planner, City of Escondido (760) 839-4537 jpaul@escondido.org
Contact Person Telephone Number Email

Meridian Development / Escondido Land LLC (Guy Asaro) 9988 Hibert Street - Suite 210, San Diego, Ca 92131 (619) 930-9322
Project Applicant, Address and Phone Number

The 36.42-acre Project site includes 7 parcels and is located within the 89-acre Planning Area 2 ("PA 2") that is located within the larger 418-acre Northeast Gateway Specific Plan. The Specific Plan includes 5 separate planning areas. The Project is generally located east of E. Valley Parkway, south of Lake Wohlford Road, north of Beven Drive, addressed at 2039, 2047, 2085 and 2089 N. Iris Lane (Assessor Parcel Numbers 240-011-01-00, -240-011-12-00, 240-011-13-00, 240-020-23-00, 240-020-32-00, 240-020-33-00, 240-020-34-00, and a portion of 240-020-21-00).

Project Location (include County)

Project Description: The Project consists of an amendment to the Northeast Gateway Specific Plan, Development Agreement, Tentative Subdivision Map, and Grading Exemption for the development of a 64-lot single-family residential subdivision ("Project"). Lot sizes range from 7,000 square feet up to 14,871 square feet. The design also includes 12 open space lots (Lots A - L) totaling 14.66 acres, including a 10.95-acre habitat conservation lot. The project includes a request to modify the alignment of the main internal street (Street "E") and to revise the setbacks along this street to be consistent with standard R-1 single-family residential setbacks, along with modification to certain architectural design criteria for the future homes. A Development Agreement involves financial compensation to the City in exchange for a density transfer of 20 single-family units from public lands within the Specific Plan Area, as permitted by the Northeast Gateway Specific Plan. A Grading Exemption is requested for cut slopes up to 63 feet in height located towards the northeastern portion of the project. All existing structures on the site would be demolished.

NOD
ER2001-25
PL22-0145, PL22-0146, PL22-0147 and PL23-0032
North East Gateway Residential Project

This is to advise that on February 15, 2023, the City of Escondido City Council adopted an Addendum to a Certified Environmental Impact Report (City File No. ER2001-25) and approved the Project by Resolution No. 2023-20 and Ordinance No. 2023-05 and has made the following determinations regarding the project:

1. On March 10, 2004, the Escondido City Council certified a Final Environmental Impact Report (FEIR) (City File No. ER 2001-25) for the Northeast Gateway Specific Plan (City Council Resolution No. 2004-69 and Ordinance No. 2004-05).
2. Mitigation measures were adopted as part of the project and environmental review, along with a Mitigation Monitoring Program.
3. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
4. Findings were made pursuant to the provisions of CEQA.
5. A Statement of Overriding considerations was adopted for this project.
6. An Addendum to the certified FEIR was prepared to address the proposed Northeast Gateway Residential Project and comparison of potential environmental impacts.
7. The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the certified FEIR remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous FEIR. Accordingly, recirculation of the FEIR and Addendum for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines.

This is to certify that a copy of the Addendum and certified Final Environmental Impact Report and Mitigation Monitoring Program (City File Nos. ER2001-25, PL22-0145, PL22-0146, PL22-0147 and PL23-0032) and record of project approval(s) are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the Mitigated Negative Declaration.

Name of Official Filing Notice: Jay Paul, Senior Planner

City of Escondido
Lead Agency

Signature:  _____

Date: February 15, 2023

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$3,889.25

San Diego County



Transaction #: 6988910
Receipt #: 2023056635

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: 02/16/2023
Cashier Location: SD

Print Date: 02/16/2023 2:11 pm

Payment Summary

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

Payment

CHECK PAYMENT #0000073 \$3,889.25

Total Payments \$3,889.25

Filing

CEQA - NOD FILE #: 2023-000108 Date: 02/16/2023 2:10PM Pages: 5

State Receipt # 37-02/16/2023-0092

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