

Notice of Determination

To:
Office of Planning and Research

U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

From:
Public Agency: California Department of Fish and Wildlife (CDFW)
Address: 3883 Ruffin Road
San Diego, CA 92123
Contact: Kelly Fisher
Phone: 858-636-3160

Street Address:
1400 Tenth Street, Room 113
Sacramento, CA 95814

Lead Agency (if different from above):
Name: City of Oceanside, Planning Division
Address: 300 N. Coast Highway
Oceanside, CA 92054
Contact: Jerry Hittleman
Phone: 760-435-3520

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

State Clearinghouse Number: (if submitted to State Clearinghouse): 2007101147

Project Title: Oceanpointe

Project Applicant: Vista Bella Partners, LLC

Project Location (include county): The project is located within the bed, channel, and bank of an unnamed tributary to San Luis Rey River, south of State Route 76, north of Vista Bella, and east of Stage Coach Road, in the City of Oceanside, County of San Diego.

Project Description:

CDFW is intending to execute a Lake and Streambed Alteration Agreement pursuant to Section 1602 of the Fish and Game Code (#1600-2019-0255-R5) to the project applicant, Vista Bella Partners, LLC. The project proposes grading and filling ephemeral stream channels, construction of a 10-foot-wide channel to replace the filled channels, installation of two 48-inch culverts through an existing dike, and improvements to connect internal project roads with San Ramon Drive to accommodate the construction of 158-unit multi-family residential development, recreational areas, parking areas, and private access roadways on approximately 12.37 acres of the 35.8-acre project site.

This is to advise that the CDFW acting as a (Lead Agency / Responsible Agency) approved the above described project on March 17, 2020 and has made the following determinations regarding the above described project:

1. The project [will / will not] have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for this project pursuant to CEQA.
3. Mitigation measures [were / were not] made a condition of CDFW's approval of the project.
4. A mitigation reporting or monitoring plan [was / was not] adopted by CDFW for this project.

- 5. A Statement of Overriding Considerations [was / was not] adopted by CDFW for this project.
- 6. Findings [were / were not] made by CDFW pursuant to the provisions of CEQA.
- 7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
 - Payment is submitted with this notice.
 - A copy of a receipt showing prior payment is on file with the CDFW.

This is to certify that the final EIR with comments, responses, and record of project approval is available to the General Public at the office location listed above for the Lead Agency. CDFW's record of decision is available at the CDFW office above.

Signature (Public Agency): David Mayer Date: 03/18/2020
David Mayer
Acting Environmental Program Manager

Governor's Office of Planning & Research

MAR 18 2020

Date Received for Filing at OPR: STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.