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: 37-10/02/2025-0762

STATE CLEARING HOUSE NUMBER (*If applicable*) 2015081071

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES		10/02/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	252-NOD-0102

PROJECT TITLE
HARMONY GROVE VILLAGE SOUTH (HGVS); PDS2015-SP-15-002 PDS2015-GPA-15-002 PDS2015-REZ-15-003 PDS2018-TM-5626 PDS2015-MUP-15-008 PDS2018-STP-18-011; PDS2015-ER-15-08-006; PDS2018-GPA-18-003

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
RCS HARMONY PARTNERS, LLC			858-753-1742
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
11440 WEST BERNARDO COURT SUITE 300	SAN DIEGO	CA	92127

PROJECT APPLICANT (*Check appropriate box*)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,988.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee		$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X T. Hood	San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 4615 ; REM: 07/26/2018 RECT: 37-2018-0679

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5A (Rev. 01012025)

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 02, 2025 12:49 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000838
State Receipt # 37100220250762
Document # 252-NOD-102

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

HARMONY GROVE VILLAGE SOUTH (HGVS); PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; PDS2015-ER-15-08-006; PDS2018-GPA-16-003

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 October 2, 2025
Posted October 2, 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

TO: ☒ Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s):	Harmony Grove Village South (HGVS); PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; PDS2015-ER-15-08-006; PDS2018-GPA-18-003
State Clearinghouse No.:	2015081071
Project Location:	South of Harmony Grove Road and adjacent to and east of Country Club Drive in the San Dieguito Community Plan area in the unincorporated area of San Diego County, California; APN: 235-011-06 and 238-021-08, 09, 10
Project Applicant:	RCS Harmony Partners, LLC, 11440 West Bernardo Court Suite 330 San Diego CA 92127 858.753.1742
Project Description:	Master Planned community consisting of a General Plan Amendment, Specific Plan, Rezone, Vesting Tentative Map, Site Plan, and Major Use Permit. Project components include: 453 single family and multi-family residential units and 5,000 square feet of commercial/ civic uses; 35 acres of biological open space; four acres of public and private parks; public trails and a wastewater treatment facility site.
Agency Approving Project:	County of San Diego
County Contact Person:	Angelica Truong
Date Form Completed:	October 1, 2025

This is to advise that the County of San Diego Board of Supervisors approved the above project as part of GPA PDS2018-GPA-18-003 on 7/25/18 Item#1A and has made the following determinations:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
   ☐ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
   ☐ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR:

Signature: _____ Telephone: (858) 323-8950

Name (Print): Angelica Truong Title: Planning Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:
37-2018- 0679
STATE CLEARINGHOUSE NUMBER *(if applicable)*
2015081071

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES	---	7/26/2018

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
San Diego County	*20180152*

PROJECT TITLE HARMONY GROVE VILLAGE SOUTH (HGVS): PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2015-STP-18-011; PDS2015-ER-15-08-006; PDS2018-GPA-18-003

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RCS HARMONY PARTNERS, LLC	---	619-430-5435

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2305 HISTORIC DECATUR ROAD, SUITE 100	SAN DIEGO	CA	92106

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,168.00	$ $3,168.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,280.75	$
☐ Certified Regulatory Program document (CRP)	$1,077.00	$
☐ Exempt from fee		
☑ Notice of Exemption (attach)		18015 2
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☑ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other 1547 **TOTAL RECEIVED** $ $3,218.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	San Diego County JACK RAMSAY , Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 20151215)

San Diego County

Transaction #: 3260286
Receipt #: 2018333513

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 07/26/2018
Cashier Location: SD

Print Date: 07/26/2018 2:27 pm

Payment Summary

Total Fees:	$3,218.00
Total Payments:	$3,218.00
Balance:	$0.00

Payment

CHECK PAYMENT	$3,218.00
Total Payments	$3,218.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Environmental Impact Report	$3,168.00
Total Fees Due:		$3,218.00

Grand Total - All Documents: $3,218.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

RCS Harmony Partners, LLC
Project Account
2301 Rosecrans Avenue
Suite 1150
El Segundo CA 90245-4976
310-546-5781

American Business Bank
523 West 6th Street
Suite 900
Los Angeles, CA 90014

16-4280/1220

1547

DATE 07/24/2018

Pay:**********Three thousand two hundred eighteen dollars and no cents

$ ****3,218.00

TO THE ORDER OF
COUNTY OF SAN DIEGO
5510 OVERLAND AVE., SUITE 110
SAN DIEGO, CA 92123

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

San Diego County

Transaction #: 8613436
Receipt #: 2025381880

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: 10/02/2025
Cashier Location: SD

Print Date: 10/02/2025 12:50 pm

Payment Summary

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

Payment

CHECK PAYMENT #4615 $50.00

Total Payments $50.00

Filing

CEQA - NOD FILE #: 2025-000838 Date: 10/02/2025 12:49PM Pages: 4

State Receipt # 37-10/02/2025-0762

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00