SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Aug 08, 2025 12:37 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000650
State Receipt # 37080820250590
Document # 252-NOD-75

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

EDDIE JONES WAREHOUSE, MANUFACTURING & DISTRIBUTION FACILITY 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 August 8, 2025
Posted August 8, 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.: 2022070365
Lead Agency: City of Oceanside
Project Manager: Darlene Nicandro, Development Services Director, (760) 435-3595
Applicant: RPG Oceanside Eddy Jones Way Owner, LLC
Address: 687 S. Coast Highway 101, Suite 111, Encinitas, California 92024
Phone: 858-314-3116
Project Location: 250 Eddie Jones Way; 31.79-acre site in the City of Oceanside, California; bound by the Oceanside Municipal Airport to the south, Benet Road to the west, the San Luis Rey River to the north, and vacant light industrial land to the east; and located approximately 900 feet north of State Route 76. (APN 145-021-29, 30 & 32).
Project Title: Eddie Jones Warehouse, Manufacturing & Distribution Facility Project
Description: The Project Area has a General Plan designation of Light Industrial (LI) and a zoning designation of Limited Industrial. The approved project will develop four (4) separate buildings consisting of 497,822 SF of office, warehouse and manufacturing uses and 28 truck bays. Site access would be maintained and improved with existing access points from Alex Road at the northeast corner and Benet Road at the southwest corner. Alex Road access would be limited to passenger vehicles while heavy truck access would be limited to the Benet Road entry point. The project would include site landscaping and stormwater features while maintaining a 100-foot buffer from the edge of the San Luis Rey River riparian habitat along the project boundary's northern edge, as designated in the City of Oceanside draft Subarea Plan. The project incorporates required building setbacks and airspace height limits established by the Oceanside Municipal Airport Land Use Compatibility Plan. The project is consistent with the General Plan land use designation for the site.

The City Council of the City of Oceanside, as Lead Agency, upheld the Planning Commission's approval of the above-described project on August 6, 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.

Darlene Nicandro, Development Services Director

8/8/25
Date

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: 37-02/14/2025-0099

STATE CLEARING HOUSE NUMBER (If applicable): 2022070365

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF OCEANSIDE PLANNING DIVISION		02/14/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	252-NOD-0009

PROJECT TITLE
EDDIE JONES WAREHOUSE MANUFACTURING & DISTRIBUTION FACILITY PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
RPG OCEANSIDE EDDY JONES WAY OWNER, LLC			858-314-3116
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
687 S COAST HIGHWAY 101 SUITE 111	ENCINITAS	CA	92024

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	$	4,123.50
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	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 $ 4,173.50

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

Payment Reference #: ORDER # 196194149 - AUTH #014759 AND ORDER # 196194217 - AUTH # 014769

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

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:
37-08/08/2025-0590

STATE CLEARING HOUSE NUMBER (*If applicable*)
2022070365

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF OCEANSIDE PLANNING DIVISION		08/08/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	252-NOD-0075

PROJECT TITLE
EDDIE JONES WAREHOUSE MANUFACTURING & DISTRIBUTION FACILITY PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
RPG OCEANSIDE EDDY JONES WAY OWNER LLC			858-314-3116
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
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☒ 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	San Diego County Clerk, CARLOS TERAN, Deputy

Payment Reference #: AUTH# 008668 REM 02/14/2025 RECEIPT NUMBER 37-02/14/2025-0099 DOC # 252-NOD-0009

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