



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

37-06/25/2025-0488

STATE CLEARING HOUSE NUMBER (If applicable)

2024020372

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN MARCOS PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

06/25/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

252-NOD-0063

PROJECT TITLE

SP23-0001-ARMORLITE LOFTS

PROJECT APPLICANT NAME

AVENUE DEVELOPMENT PARTNERS LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-981-0579

PROJECT APPLICANT ADDRESS

2555 LOCUST STREET

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92016

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

X Silvia Luna

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: #1002



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

FILED
Jun 25, 2025 02:59 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000536
State Receipt # 37062520250488
Document # 252-NOD-63

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

SP23-0001 - ARMORLITE LOFTS

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 <u>June 25, 2025</u>
Posted <u>June 25, 2025</u> 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.

Appendix D

CITY OF SAN MARCOS NOTICE OF DETERMINATION

TO:
☒ Office of Planning and Research
 Mail: PO Box 3044
 Sacramento, CA 95812-3044
 Street: 1400 Tenth Street, Room 113
 Sacramento, CA 95814
☒ County Clerk/Recorder, David Butler
 County of San Diego
 P.O. Box 1750
 San Diego, CA 92112-4147

FROM: City of San Marcos
 Planning Division
 1 Civic Center Drive
 San Marcos, CA 92069
 760-744-1050 ext. 3204

Lead Agency (If different from above):

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): 2024020372

SP23-0001 – Armorlite Lofts
 Project Title

Avenue Development Partners, LLC., 2555 Locust Street, San Diego, Ca 92016, Phone: (619)981-0579
 Project Applicant Name, Address, and Phone Number

The north side of Armorlite Drive, between Las Posas Road and Bingham Drive (address number not yet assigned) in San Marcos, CA 92069, more particularly described as Lot B in the City of San Marcos, County of San Diego, State of California, according to Parcel Map Thereof No. 21967, filed in the Office of the County Recorder of San Diego County, September 15, 2022. Assessor's Parcel No.: 219-162-62-00

Project Location (include County)

A Specific Plan (SP 23-0001), General Plan Amendment (GPA 23-0002), and Rezone (R 23-0001) to change the General Plan land use and zoning designations of the 2.44-acre parcel from Public Institutional (PI) to Specific Plan Area (SPA) to establish the Armorlite Lofts Specific Plan. The project includes a Site Development Plan (SDP 23-0003) for the five-story mixed-use building comprised of 165 residential units and 5,600 square feet of ground-floor commercial space and ground floor podium parking. The project includes 15% affordable units designated for very low-income households (30% to 50% of the Area Median Income) and approximately 20,200 square feet of common open space. Recreational amenities will include a dog park, game and yoga areas, and an indoor/outdoor lounge that connects to a pool area and rooftop deck. The proposed building will include a contemporary architectural style consistent with other recent mixed-use developments in the vicinity. The project includes a Conditional Use Permit (CUP 23-0002) for the temporary use of a rock crusher in the northeast corner of the site during grading operations.

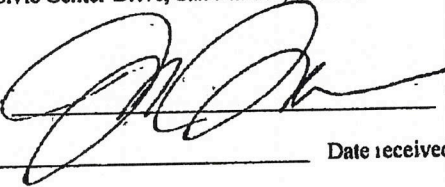
Project Description

This is to advise that the City of San Marcos has approved the above described project on June 24, 2025 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 was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared 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.
5. A statement of Overriding Considerations [☐ was, ☒ was not] adopted for this project.
6. Findings [☒ were, ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at: 1 Civic Center Drive, San Marcos, CA 92069.

Signature (Public Agency)



Title: Planning Division Director

Date: June 25, 2025

Date received for filing at OPR: _____

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

Revised 2011



San Diego County



Transaction #: 8444468
Receipt #: 2025239778

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: 06/25/2025
Cashier Location: SD

Print Date: 06/25/2025 2:59 pm

Payment Summary

Total Fees	\$4,173.50
Total Payments	\$4,173.50
Balance:	\$0.00

Payment

\$4,173.50

CHECK PAYMENT #1002

\$4,173.50

Total Payments

Filing

CEQA - NOD

FILE #: 2025-000536 Date: 06/25/2025 2:59PM Pages: 3

State Receipt # 37-06/25/2025-0488

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$4,123.50
Total Fees Due:		\$4,173.50

Grand Total - All Documents:

\$4,173.50