



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

FILED
Nov 20, 2025 12:19 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001030
State Receipt # 37112020250938
Document # 2025-NOD-132

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

OCEANSIDE TRANSIT CENTER REDEVELOPMENT

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** November 20, 2025
Posted November 20, 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**Appendix D****To:**☒ Office of Planning and Research

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

Street Address:
1400 Tenth St, Rm 113
Sacramento, CA 95814

☒ County Clerk

County of San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
Address 1600 Pacific Highway, Room 260
San Diego, CA 92101 MS A-33

From:

Public Agency City of Oceanside
Address 300 N. Coast Highway
Oceanside, CA 92054
Contact Darlene Nicandro
Phone 760-435-3595

Lead Agency (if different from above)
Address:
Contact
Phone

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) 2023010231Project Title Oceanside Transit Center Redevelopment

Project Applicant: Toll Brothers Apartment Living 23382 Mill Creek Drive, Suite 120, Laguna Hills, CA
92653, John Hyde, 949-573-7300

Project Location (include county) 235 South Tremont Street, Oceanside, CA 92054**Project Description**

General Plan Amendment (GPA22-00002), Zone Amendment (RZA22-00001), Development Plan (D22-00016), Local Coastal Plan Amendment (LCPA22-00004), Regular Coastal Development Permit (RC22-00011), Vesting Tentative Tract Map (T22-00006), and Specific Plan See next page for full Project Description

This is to advise that the City of Oceanside has approved the
above (☒ Lead Agency or ☐ Responsible Agency)
described project on November 19, 2025 and has made the following determinations
regarding the above (date)
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

City of Oceanside Planning Division Counter, located at 300 N. Coast Highway, Oceanside, CA 92054

Signature (Public Agency)



Title

DEVELOPMENT SERVICES DIRECTOR

Date:

11/19/25

Date Received for filing at OPR

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

Revised 2011

OCEANSIDE TRANSIT CENTER REDEVELOPMENT EIR
State Clearinghouse Number 2023010231

PROJECT DESCRIPTION (Continued)

GENERAL PLAN AMENDMENT (GPA22-00002); ZONE AMENDMENT (RZA22-00001); DEVELOPMENT PLAN (D22-00016); LOCAL COASTAL PLAN AMENDMENT (LCPA22-00004); REGULAR COASTAL DEVELOPMENT PERMIT (RC22-00011); VESTING TENTATIVE TRACT MAP (T22-00006); AND SPECIFIC PLAN; SCH NO. 2023010231. The proposed Oceanside Transit Center Redevelopment (project) site is located at the existing North County Transit District's (NCTD's) Oceanside Transit Center (transit center) at 235 South Tremont Street, Oceanside, California. The project site (approximately 10 15-acres, Assessor's Parcel Numbers [APNs] 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00) is bounded by railroad right-of-way to the west, Seagaze Drive to the north, S Tremont Street to the east, and Missouri Avenue to the south

The project (State Clearinghouse [SCH] No 2023010231) proposes a General Plan Amendment (GPA), Zone Amendment (ZA), approval of a Specific Plan (Oceanside Transit Center [OTC] Specific Plan), LCP Land Use Plan (LUP) Amendment, Coastal Development Permit, Development Plan, and Vesting Tentative Map to allow the demolition of existing structures and construction of a mixed-use transit-oriented community with office, retail, hotel, transit, community facilities, and multi-family residential uses, as well as public and private open space and associated parking and landscaping. The project would construct up to 849,495 gross square feet of development, with an additional 336,545 gross square feet devoted to above-grade parking and 396,799 gross square feet for below-grade parking, supplying up to 1,768 parking stalls. On-site development would include the following: 588,322 square feet of residential use, including 547 residential apartment units and associated amenities, 160,656-square foot boutique hotel, including 170 rooms and associated amenities; 59,133-square foot NCTD Headquarters building, 7,427-square foot modern intermodal transportation center with ancillary facilities, 29,196 square feet of retail and food and beverage service, a 1,942 square-foot community space, and up to 1,768 parking stalls for public and private use.



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:

37-11/20/2025-0938

STATE CLEARING HOUSE NUMBER(If applicable)

2023010231

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF OCEANSIDE

LEAD AGENCY EMAIL

DATE

11/20/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2025-NOD-0132

PROJECT TITLE

OCEANSIDE TRANSIT CENTER REDEVELOPMENT

PROJECT APPLICANT NAME

TOLL BROTHERS APARTMENT LIVING

PROJECT APPLICANT EMAIL

PHONE NUMBER

949-573-7300

PROJECT APPLICANT ADDRESS

23382 MILL CREEK DRIVE SUITE 120

CITY

LAGUNA HILLS

STATE

CA

ZIP CODE

92653

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 *[Signature]*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 11890



San Diego County



Transaction #: 8747604
Receipt #: 2025451671

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: 11/20/2025

Cashier Location: SD

Print Date: 11/20/2025 12:19 pm

Payment Summary

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

Payment

CHECK PAYMENT #CK# 11890

\$4,173.50

Total Payments

\$4,173.50

Filing

CEQA - NOD

FILE #: 2025-001030 Date: 11/20/2025 12:19PM Pages: 3

State Receipt # 37-11/20/2025-0938

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