



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 04, 2025 01:13 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001060
State Receipt # 37120420250967
Document # 2025-NOD-137

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 December 4, 2025
Posted December 4, 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: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 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): 2023010231

Project 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.

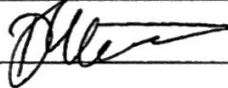
This is to advise that the City of Oceanside has approved the above (☒ Lead Agency or ☐ Responsible Agency) described project on December 3, 2025 and has made the following determinations regarding the above (date) described project.

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:

12/3/25

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.

This Ordinance is a follow-on action to those actions taken by the City Council on November 19, 2025. The Ordinance was evaluated in and contemplated by the Final Environmental Impact report ("Final EIR") that was prepared for the project and certified by the City of Oceanside City Council on November 19, 2025. The Ordinance is consistent with the actions taken by the City Council on November 19, 2025 and therefore the certified Final EIR serves as the environmental documentation for the project and the project is in compliance with requirements of CEQA.



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)

\$2,988.75

\$

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

\$

4,173.50

SIGNATURE

X *Silvia Luna*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 11890

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5A (Rev. 01/01/2025)