

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Garrison Street Oceanside Project

Lead Agency: City of Oceanside Contact Person: Dane Thompson
Mailing Address: 300 North Coast Highway Phone: (760) 435-3562
City: Oceanside Zip: 92054 County: San Diego

Project Location: County: San Diego City/Nearest Community: Oceanside
Cross Streets: Garrison Street Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33° 12'21.18" N/ 117° 20'13.32" Total Acres: 8.317
Assessor's Parcel No. 162-020-26 Section: 19 Twp. 11S Range: 04W Base: San Bernardino Meridian
Within 2 Miles: State Hwy #: I-5, SR-78, SR-76 Waterways: Loma Alta Creek
Airports: N/A Railways: Sprinter, Coaster, Amtrak Schools: Multiple (see attached)

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
- Early Cons Supplement/Subsequent EIR EA Final Document
- Neg Dec (Prior SCH #) Draft EIS Other: _____
- Mit Neg Dec Other _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
- General Plan Amendment Master Plan Prezone Redevelopment
- General Plan Element Planned Unit Development Use Permit Coastal Permit
- Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Plan

Development Type:

- Residential: Units 140 Acres 8.317 Transportation: Type _____
- Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
- Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: _____
- Water Facilities: Type _____ MGD _____

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
- Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
- Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Noise Solid Waste Land Use
- Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
- Economic/Jobs Public Services/Facilities Traffic/Circulation Other _____

Present Land Use/Zoning/General Plan Designation

General Plan: Civic Institutional (CI) and Medium Density C Residential (MDC-R)
Zoning: Public and Semipublic (PS) and Medium Density C (RM-C)

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<u> X </u>	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Highway Patrol	_____	Parks & Recreation, Department of
_____	California Emergency Management Agency	_____	Pesticide Regulation, Department of
<u> X </u>	Caltrans District # <u> 11 </u>	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	<u> X </u>	Regional WQCB # <u> 9 </u>
_____	Caltrans Planning	<u> X </u>	Resources Agency
_____	Central Valley Food Protection Board	_____	Resources Recycling & Recovery, Department of
_____	Coachella Valley Mountains Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mountains Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
<u> X </u>	Fish & Game Region # <u> 5 </u>	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry & Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of	_____	
<u> X </u>	Health Services, Department of	_____	Other _____
_____	Housing & Community Development	_____	Other _____
<u> X </u>	Native American Heritage Commission	_____	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 18, 2025

Ending Date July 18, 2025

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.
 Address: 3111 Camino del Rio North, Suite 600
 City/State/Zip: San Diego, CA 92108
 Contact: Lori Spar
 Phone: 619-308-9333

Applicant: Michael Torres, TTLC Oceanside Garrison, LLC

Address: 4350 Von Karman Ave., Suite 200
 City/State/Zip: Newport Beach, CA 92660
 Phone: 619-536-8026

Signature of Lead Agency Representative:  Date June 16, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The proposed project involves a request to amend the General Plan land use designation from Medium Density Residential – C (MDR-C) and Civic Institutional (CI) to MDR-C, to change the zoning designation from Residential Medium Density – C (RM-C) and Public/Semi-Public (PS) to RM-C, and to construct 140 three-story townhomes with associated improvements on 8.317 acres of the original parcel. All existing school structures are proposed to be demolished. The proposed homes would range in size from 1,364 to 2,093 square feet, and each would have a private balcony and two-car garage. 14 of the 140 townhomes would be sold at a level affordable to moderate-income households. An approximately 10,000-square-foot pocket park located at the entrance to the project would be open to the public. The subject property is comprised of 8.317 acres of the now shuttered Garrison Elementary School site located at 333 Garrison Street (Assessor's Parcel Number: 162-020-26).

Project Location–Schools: Jefferson Middle School, Laurel Elementary School, Santa Margarita Elementary School, Palmquist Elementary School, San Luis Rey Elementary School, South Oceanside Elementary, Lincoln Middle School, and Oceanside High School.