NOTICE OF DETERMINATION

city of oceanside, California

TO:
Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, CA 92112

FROM:
City of Oceanside
Planning Division
300 N. Coast Highway
Oceanside, CA 92054

Subject:	**Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152**
SCH No.:	2025060730
Lead Agency:	City of Oceanside, 300 North Coast Highway, Oceanside, CA 92054
Project Mgr.:	Dane Thompson, Senior Planner, (760) 435-3562
Applicant:	TTLC Oceanside Garrison, LLC
Address:	333 Garrison Street, Oceanside CA 92054
Phone:	(619) 536-8026
Location:	4350 Von Karman Ave Ste 200, Newport Beach CA 92660
Project Title:	Oceanside Garrison Street Planned Development
Description:	The proposed project will 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 Planned Development (PD), and to construct 140 three-story townhomes with associated improvements on 8.317 acres. 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.

This is to advise that the City Council of the City of Oceanside, as Lead Agency, approved the above described project on December 3, 2025 and determined that:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of approval.
4. A Statement of Overriding Consideration was not adopted.
5. Findings were not made pursuant to CEQA.

The Negative Declaration and record of project approval are available to the general public at the Development Services Department, Planning Division Counter, 300 N. Coast Highway, Oceanside, California.

Dane Thompson, Senior Planner

12/10/25
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:
37-12/10/2025-0975

STATE CLEARING HOUSE NUMBER(*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF OCEANSIDE PLANNING DIVISION		12/10/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	2025-NOD-0142

PROJECT TITLE
OCEANSIDE GARRISON STREET PLANNED DEVELOPMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
TTLC OCEANSIDE GARRISON, LLC			619-536-8026
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
333 GARRISON STREET	OCEANSIDE	CA	92054

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	$	0.00
☒ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	2,968.75
☐ 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** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X S Luna	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK#1035 AUTH: 866548/ORDER: 212716606

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

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 10, 2025 10:28 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001070
State Receipt # 37121020250975
Document # 2025-NOD-142

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 GARRISON STREET PLANNED DEVELOPMENT

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 10, 2025
Posted December 10, 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.

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Dane Thompson, Senior Planner

12/10/25
Date

San Diego County

Transaction #: 8786369
Receipt #: 2025476423

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: 12/10/2025
Cashier Location: SD

Print Date: 12/10/2025 10:28 am

Payment Summary

Total Fees:	$3,018.75
Total Payments:	$3,018.75
Balance:	$0.00

Payments

CHECK PAYMENT #CH#1035	$2,968.75
VITALCHEK PAYMENT	$50.00
Total Payments	$3,018.75

Filing

CEQA - NOD — FILE #: 2025-001070 Date: 12/10/2025 10:28AM Pages: 2

State Receipt # 37-12/10/2025-0975

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	$2,968.75
Total Fees Due:		$3,018.75

Grand Total - All Documents: $3,018.75