FILED
Nov 20, 2025 12:28 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001031
State Receipt # 37112020250939

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

810 MISSION AVENUE PROJECT

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 Exemption

Appendix E

To: Office of Planning and Research
P.O Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of San Diego
1600 Pacific Hwy #260
San Diego, CA 92101

From: (Public Agency). City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
(Address)

Project Title. 810 Mission Avenue Project

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

Project Location - Specific The 810 Mission Avenue Project (project) is located in the western portion of Oceanside at 810 Mission Avenue, Oceanside (Assessor's Parcel Numbers [APNs] 760-186-3300 and 147-191-1100)

Project Location - City. Oceanside Project Location - County. San Diego

Description of Nature, Purpose and Beneficiaries of Project The project involves demolishing the existing NCTD Headquarters office building and surface parking lot and redeveloping the site into an approximately 326,647-square foot mixed-use development. The seven-story mixed-use building would include 206 multi-family units (including five live-work units) and 255 parking spaces. Of the 206 units, 31 units would be affordable low- and moderate-income households.

Name of Public Agency Approving Project City of Oceanside

Name of Person or Agency Carrying Out Project Toll Brothers Apartment Living and North County Transit District (NCTD)

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3), 15269(a)),
- ☐ Emergency Project (Sec. 21080(b)(4), 15269(b)(c));
- ☒ Categorical Exemption. State type and section number CEQA Section 15332, Class 32 Infill Exemption
- ☐ Statutory Exemptions. State code number

Reasons why project is exempt The project is characterized as an in-fill development meeting the conditions described in CEQA Guidelines Section 15332 and none of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2 apply to the project.

Lead Agency
Contact Person: Darlene Nicandro Area Code/Telephone/Extension 760.435.3595

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature. _____ Date 11/19/25 Title DEVELOPMENT SERVICES DIRECTOR

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR _____

Revised 2011

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: 37-11/20/2025-0939

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF OCEANSIDE		11/20/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0939

PROJECT TITLE
810 MISSION AVENUE PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
TOLL BROTHERS, JOHN HYDE			949-573-7300
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
23382 MILL CREEK DRIVE, SUITE 120	LAGUNA HILLS	CA	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	$	0.00
☐ 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** $ 50.00

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

Payment Reference #: AUTH CODE#: 842822/ORDER: 211872533

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

San Diego County

Transaction #: 8747634
Receipt #: 2025451700

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 12:28 pm

Payment Summary

Total Fees:	$50.00
Total Payments:	$50.00
Balance:	$0.00

Payment

VITALCHEK PAYMENT $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-001031 Date: 11/20/2025 12:28PM Pages: 2

State Receipt # 37-11/20/2025-0939

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00