

# Notice of Completion & Environmental Document Transmittal

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

**SCH # 2023010231**

**Project Title:** Oceanside Transit Center Redevelopment

Lead Agency: City of Oceanside Contact Person: Rob Dmohowski  
 Mailing Address: 300 North Coast Highway Phone: 760-435-3563  
 City: Oceanside Zip: 92054 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Oceanside

Cross Streets: 235 South Tremont Street (between Seagaze Drive and Missouri Avenue) Zip Code: 92054

Longitude/Latitude (degrees, minutes and seconds): 33 ° 11 ' 34.9 " N / 117 ° 22 ' 45.7 " W Total Acres: 10.15

Assessor's Parcel No.: 150-046-17-00 and more - see Project Description Section: 26 Twp.: 11S Range: 5W Base: SBBM

Within 2 Miles: State Hwy #: I-5, Coast Highway, SR-76, SR-78 Waterways: San Luis Rey River

Airports: None Railways: Amtrak Pacific Surfliner Schools: Multiple

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  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: LCP Amendment

**Development Type:**

Residential: Units 547 Acres 10.15  
 Office: Sq.ft. 64,085 Acres 10.15 Employees 224  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 29,196 Acres 10.15 Employees 247  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Hotel - 160,656-square feet, 170-room

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/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: Energy, GHG, Tribal Cultural

**Present Land Use/Zoning/General Plan Designation:**

Designated DT, C-TU, C-RH, and C-GC; Zoned District D-14, District D-5, PUT, OP, and R-3.

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

The project site is located at 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. The project involves the demolition of existing structures and construction of a mixed-use transit-oriented community in accordance with the proposed Oceanside Transit Center Specific Plan. On-site development would include the following: 547 residential apartment units and associated amenities; a boutique hotel, including 170 rooms and associated amenities; 64,085-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; and up to 1,868 parking stalls for public and private use. Discretionary actions required from the City include: General Plan Amendment (GPA), Zone Amendment (ZA), approval of a Specific Plan (Oceanside Transit Center [OTC] Specific Plan), Local Coastal Program Amendment (LCPA), Regular Coastal Development Permit (RC), Development Plan, and Vesting Tentative Tract Map, among others. In addition, the following permits/ approvals may be required of other agencies: NPDES Construction General Permit – San Diego Regional Water Quality Control Board and Construction Permit – San Diego Air Pollution Control District.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

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".

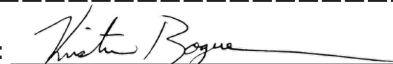
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input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

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

Starting Date September 4, 2024 Ending Date October 18, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>Toll Brothers Apartment Living</u>
Address: <u>5 Hutton Centre Drive, Suite 500</u>	Address: <u>23382 Mill Creek Drive, Suite 120</u>
City/State/Zip: <u>Santa Ana, California 92707</u>	City/State/Zip: <u>Laguna Hills, California 92653</u>
Contact: <u>Kristen Bogue</u>	Phone: <u>949-573-7300</u>
Phone: <u>949-472-3505</u>	

Signature of Lead Agency Representative:  Date: 8/30/24

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