



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION City of Oceanside, California

SUBJECT: Oceanside Garrison Project – GPA24-00002, ZA24-00001, T24-00002, D24-00010 located at 333 Garrison Street (APN: 162-020-26)

LEAD AGENCY: City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the above-noted project, in accordance with Section 15072 of the California Environmental Quality Act (CEQA). The MND establishes that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because required mitigation measures will address potential project effects. The City's decision to prepare a MND should not be construed as a recommendation of either approval or denial of this project.

The Initial Study/MND (IS/MND) prepared for the proposed project can be reviewed on the City's website at:

<http://www.ci.oceanside.ca.us/government/development-services/planning/ceqa/oceanside-garrison-mnd>

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 (APN: 162-020-26).

PUBLIC REVIEW PERIOD: The public review period is from **June 18, 2025 to July 18, 2025.**

PROJECT MANAGER: Dane Thompson, Associate Planner; Phone: (760) 435-3562; E-mail: dthompson@oceansideca.org; Mailing address: City of Oceanside Planning Division, 300 N. Coast Highway, Oceanside, CA 92054.

NOTICE IS FURTHER GIVEN that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed or e-mailed to the project manager. Copies of the MND and supporting documents are also available for public review and inspection at the Planning Division located in City Hall at 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed MND or at the future public hearings.