



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: GENERAL PLAN AMENDMENT (GPA13-00001 & GPA13-00004), ZONE AMENDMENT (ZA13-00001 & ZA13-00008) AND DEVELOPMENT PLAN (D17-00007 AND D17-00006) / PLANNED BLOCK DEVELOPMENT OVERLAY DISTRICT; SCH NO. 2018111034. The proposed project is located at 4617 (western parcel) and 4665 (eastern parcel) North River Road in the North Valley Neighborhood on the south side of North River Road generally between Avenida Descanso and Calle Montecito. The western parcel is comprised of 15.9 gross acres of land located on APN 157-060-17. The adjacent eastern parcel is located on APN 157-060-40 and consists of 9.7 acres which completes a total of an approximately 25.6-acre project site.

The Tierra Norte Project (project) presents a request for a General Plan Amendment, Zone Amendment, and Development Plan to establish a Planned Block Development (PBD) Overlay District for the property. Both parcels are under a current General Plan designation of Light Industrial (LI). A General Plan Amendment is proposed to designate the site as Medium Density - C Residential (MDC-R) to provide for appropriate densities and use types that will allow for the envisioned multi-family development of the site. The MDC-R designation will allow for a density range of 15.1 – 20.9 dwelling units per acre. The project site is currently designated as Limited Industrial (IL) under the City's Zoning Ordinance. A Zone Amendment is proposed to designate the project site as Medium Density Residential C (RM-C) consistent with the proposed MDC-R land use. The RM-C designation will allow for future implementation of a multi-family development. Establishment of the PBD Overlay District incorporates the land use and development standards that will regulate future residential development proposals for the project site.

NOTICE IS HEREBY GIVEN that the City of Oceanside has caused to be prepared a Draft Environmental Impact Report (DEIR) for the subject project. The DEIR identifies that the proposed project would result in impacts mitigated to less than significant levels related to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation and Tribal Cultural Resources. The City's decision to prepare a DEIR should not be construed as a recommendation of either approval or denial of this project. The DEIR public review period is from **Friday, February 18, 2022 – Monday, April 4, 2022**. The City invites members of the general public to review and comment on this environmental documentation.

Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>, the City of Oceanside Planning Division counter located in the Civic Center at 300 North Coast Highway, the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions or comments regarding the DEIR to Sergio Madera, City Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3539 or by email to smadera@oceansideca.org.

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