

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St. Rm 113 Sacramento, CA 95814

County Clerk
County of: San Diego
Address: PO Box 121750, San Diego, CA 92112

From:

Public Agency: City of Oceanside
Address: 300 N. Coast Highway, Oceanside CA 92054
Contact: Sergio Madera
Phone: 760.435.3539

Lead Agency (if different from above):
Click here to enter text.
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2014061090

Project Title: Inns at Buena Vista Creek

Project Applicant: Jenna Development, 1860 Obispo Avenue, Suite F, Signal Hill, CA 90755, 562.494.9424

Project Location (include county): Jefferson Street and State Route 78, San Diego County. Assessor Parcel Numbers 165-120-56, 156-301-17, 156-301-11.

Project Description: The proposed project would include three hotel buildings, a pavilion, parking structure, bridge, creek buffer improvements, and associated amenities. The three hotel structures would range from four to six stories in height and contain a total of 426 hotel rooms. Hotel amenities would include meeting rooms, restaurant/dining facilities, banquet rooms, fitness centers, office/internet facilities, pools, spas, barbecues, and fire pits. The pavilion building would consist of a 4,000 square foot, one-story structure for meetings and banquets. The project would also include a 4-level, 432-space parking structure located along the northern boundary of the site adjacent to State Route 78. Surface parking would also be provided throughout the project site amounting to an additional 47 parking spaces. The project would include a riparian buffer along Buena Vista Creek, including a 50-foot biological buffer and a 50-foot planning buffer. Establishment of the buffer would include grading, removal of saline soils, application of soil amendments and planting of native vegetation (i.e. coastal sage scrub and wetland transitional habitat). There would also be a grasscrete road/trail constructed in this buffer area for fire access, essential flood control maintenance and passive recreation.

This is to advise that the City of Oceanside has approved the above (Lead Agency or Responsible Agency)

described project on July 27, 2020 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Oceanside, 300 N. Coast Highway, Oceanside CA 92054

Signature (Public Agency): Title: Principal Planner
Date: 7/27/2020 Date Received for filing at OPR: