



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: TENTATIVE MAP (RT19-00001), DEVELOPMENT PLAN (RD19-00001), AND REGULAR COASTAL PERMIT (RRP19-00001); SCH No. 2019050007. The proposed project is a request for approval of a mixed-use development consisting of residential and commercial uses. The proposed residential component includes 309 units, including 26 very low income units. The project also includes approximately 5,422 square-feet of commercial retail space on the street level fronting on North Coast Highway. The space would be suitable for restaurant, retail or visitor uses, and would have access to both North Coast Highway and the proposed public plaza serving as the entry to the building. Another 1.5 acres of the site are planned for open space including courtyards, roof deck, non-street side yards, private balconies, and patio open space. The requested entitlements include a Tentative Map, Mixed-Use Development Plan, Regular Coastal Permit, and a Request for Density Bonus. Via the proposed affordable housing and Density Bonus Law, the project includes incentives and waivers. The project is requesting one incentive to eliminate the daylight plane setback above 12 feet, and one to reduce parking space dimension at a vertical obstruction from 1 to 0.5 foot.

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 Draft EIR identifies that the proposed project would result in either no impacts or less than significant impacts relative to aesthetics, agriculture and forestry, energy consumption, greenhouse gas emissions, hazards and hazardous waste, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire. The Draft EIR identifies that the proposed project would result in impacts mitigated to less than significant levels relative to biological resources, cultural resources, geology and soils, noise, tribal cultural resources, and air quality. The Draft EIR identifies that significant and unavoidable impacts would occur related to transportation. 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 **December 5, 2019 - January 21, 2020 at 5:00 p.m.** 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 regarding the DEIR to Richard Greenbauer, Principal Planner at (760) 435-3519. Comments are to be forwarded to Mr. Greenbauer at the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, CA, 92054 or by email to rgreenbauer@oceansideca.org



Richard Greenbauer,
Principal Planner