

Notice of Determination

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: P.O. Box 121750 San Diego, California 92112

From:

Public Agency: City of Oceanside
Address: 300 North Coast Highway, Oceanside, California 92054
Contact: Jeff Hunt
Phone: 760-435-3535

Lead Agency (if different from above):
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): 2019050007

Project Title: Alta Oceanside Project Phone: 917-664-6117

Project Applicant: PRII/Wood Oceanside, LLC 11849 W. Olympic Blvd. Ste. 204, Los Angeles CA 90064

Project Location (include county): 939, 1003, 1009, and 1015 North Coast Highway, Oceanside, San Diego County


Assessor's Parcel Numbers (APNs) 143-040-20, -22, -23, -26, and -54
Project Description: A request for approval of Tentative Map (RT19-00001), Development Plan (RD19-00001), Regular Coastal Permit (RRP19-00001), and a request for Density Bonus in order to demolish the existing commercial uses on the site and allow the construction of a five-story (maximum 65-foot tall) mixed-use residential and commercial development. The mixed-use project would be configured as an apartment/commercial building that is wrapped around a five-level parking garage. The residential component would include 309-units comprised of one, two, and three-bedroom residences. These residential units would include 283 market rate apartments and 26 affordable apartments. The commercial component would include approximately 5,422 square feet of restaurant, retail and/or visitor uses on the ground floor along North Coast Highway. Parking would be provided via a parking garage located in the central area of the site and accessed off of Costa Pacifica Way and within a surface lot located on the southwest portion of the site and accessed off of N. Coast Highway.

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

described project on May 20, 2020 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] 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: the Development Services Department, Planning Division County, 300 North Coast Highway, Oceanside, California 92054

Signature (Public Agency):  Title: City Planner
Date: 5-21-20 Date Received for filing at OPR: