

2019069043

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Breeze Townhomes Project

Lead Agency: City of Oceanside, Planning Division Contact Person: Richard Greenbauer
Mailing Address: 300 North Coast Highway Phone: 760-435-3519
City: Oceanside Zip: 92054 County: San Diego

Project Location: County: San Diego City/Nearest Community: Oceanside
Cross Streets: South Ditmar Street and South Nevada Street Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33 ° 11 ' 3.93 " N / 117 ° 21 ' 58.92" W Total Acres: 2.66
Assessor's Parcel No.: 152-121-06, 152-123-05, 152-123-20 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-5, SR-76 Waterways: Loma Alta Creek
Airports: n/a Railways: NCTD Sprinter Rail, Schools: Ditmar Elementary

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] FONSI
[ X ] Mit Neg Dec Other: JUN 11 2019 STATE CLEARINGHOUSE

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ X ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other: Dev. Plan, TM

Development Type:

[ ] Residential: Units 34 Acres 2.66
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational: 1.34 acres of open space and landscaping, incl
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ X ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ X ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ X ] Coastal Zone [ X ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential (R-3)/Coastal Residential High Density (C-RH)

Project Description: (please use a separate page if necessary)

The Breeze Townhomes Project (proposed project) is located at the southern termini of S. Ditmar St and S. Nevada St. between Oceanside Blvd and the North County Transit District Sprinter rail line. The proposed project would be located on 4 lots, which include APNs 152-121-06, 152-123-05, 152-123-20, and 152-320-11. The proposed project would involve the construction and operation of 24 residential units, including 2 detached residences and 32 attached townhomes on a vacant 2.66-acre site. The proposed project would incorporate 1.34-acres of open space and landscaping. Recreational amenities include a decomposed granite running/walking trail, a picnic area, and an artificial turf area. The environmental factors potentially affected include: biological resources, geology/soils, hydrology/water quality, noise, cultural resources, and tribal cultural resources.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 11 - 2019

SCH COMPLIANCE 7 - 11 - 2019

Project Sent to the following State Agencies

X Resources
Boating & Waterways
Central Valley Flood Prot.
X Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 5
Cal Fire
X Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 9
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
X Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069043

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 6 / 15)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

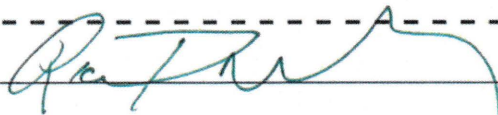
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # <sup>9</sup> _____                  |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date JUNE 12, 2019 Ending Date JULY 12, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>GK Asset Management LLC</u>
Address: <u>605 Third Street</u>	Address: <u>300 North Coast Highway</u>
City/State/Zip: <u>Encinitas/CA/92024</u>	City/State/Zip: <u>Oceanside/CA/92054</u>
Contact: <u>Brian Grover</u>	Phone: <u>760-435-3519</u>
Phone: <u>760-479-4248</u>	

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**Signature of Lead Agency Representative:**  **Date:** 10 JUNE 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.