



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION City of Oceanside, California

**Subject:** Development Plan (D18-00019) and Conditional Use Permit (CUP18-00023), Ocean Hills Senior Living; Application for the construction of one new 103,004 square foot three-story Senior Living facility building with 102 resident units on a 2.928 acre site, located north of the intersection of Cannon Road and Mystra Drive (County Assessor Parcel Number: (169-562-01-00)).

**NOTICE IS HEREBY GIVEN** that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration in connection with the subject proposed Project. While the Initial Study prepared for the Project identifies potentially adverse effects of the proposed Project, the Initial Study includes proposed mitigation measures that would ensure that all significant, adverse effects will be reduced to less-than-significant level. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this Project. The Initial Study for the proposed Project can be reviewed on the City's website at <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp> under the "Archive Search" feature.

**PUBLIC REVIEW PERIOD:** The 30-day public review period will extend from **Wednesday, June 19, 2019, to July 19, 2019.**

**PROJECT DESCRIPTION:** The proposed Senior Living Facility consists of two phases. Phase 1, which is situated on the southern 3.533 acres of the site, has already been approved by the City of Oceanside, construction has been completed, and a Certificate of Occupancy has been issued by the City of Oceanside. Phase 2, which has not yet been approved or constructed, will include construction of one new 103,004 square foot three-story building with 102 resident units on a 2.928 acre site. The project location is shown on Figure 1 and the site plan is shown on Figure 2.

Phase one is comprised of a two-story 81,764 square-foot two-story building. The building would be comprised of 114 residential units, to be used for senior age restricted living. The Phase 1 building also includes a reception area, a lobby, administrative offices, a kitchen, dining rooms, a coffee bar, an ice cream bar, beauty salon, recreational rooms, patios and miscellaneous utility rooms. A small dog park is also proposed as part of Phase 1.

Fifty (50) parking stalls, including 2 electric vehicle spaces, 2 disabled access spaces, and 1 van accessible space have been included in the development of Phase 1.

The highest peaks of the proposed Phase 1 building reach up to 34'-0" high (with parapets). During the construction of Phase 1, the Applicant purchased the remaining 6.461 acre site to develop an additional 102 units of senior living for independent senior living. The intention of the proposed project is to create a mini congregate care campus for seniors to allow them to age in place. Construction of Phase 2 is expected to commence in October 2019 and last through March 2021.

Phase 2 will include construction of one new 103,004 square foot three-story building and will include 102 residential units. The proposed senior living community will include a variety of resident activity and support spaces such as a lobby with reception and administrative offices, a lounge, sports bar/bistro area, media/theater room, game room, as well as a main dining, a display kitchen, laundry, offices and fitness and activity space on the first floor. Outdoor amenities include pool, spa, bocce ball court, putting green and fitness area.

Phase 2 will include 103 parking stalls including 95 standard spaces, 4 accessible access spaces, 1 van accessible space, and 3 electrical vehicle parking spaces. Anticipated covered spaces will be considered for solar panels (electrical) or solar ready roof. Landscape coverage for Phase II is 20 percent (or 31,136 square feet).

Both of the proposed buildings will be constructed as California Building Code Type VA, and will be fully sprinklered per National Fire Protection Association 13. Occupancy classification will be mixed use predominately Residential Group R-2.1, with associated Assembly Group A-2, A-3 & Business

(B) as well as accessory uses Low Hazard Storage (S-2), Utility (U) and Miscellaneous.

The proposed senior care building design will feature a contemporary design that will include stucco wall and brick accent coverings, wood shutters, terra-cotta roofing tiles, gable roof designs, and deviating wall planes for articulation. The use of articulated building massing, select materials and details are proposed to create a residential campus design that would retain the essence of the residential land use within the area, while creating an architectural transition between existing residential and the institutional church buildings within the immediate area. Although the highest peaks of the proposed Phase 2 building reach up to 46 feet and 6 inches high (with parapets), the vast majority of the building will be 38 feet in height. Renderings of the proposed project are shown on Figure 5 and proposed building elevations are presented on Figures 6 through 9. The roof plan is shown on Figures 10 and 11 and Phase 1 and Phase 2 landscape plans are shown on Figures 12 and 13.

Grading activities associated with Phase 2 will result in approximately 2,562 cubic yards (CY) of cut and 2,502 CY of fill. Approximately 60 CY of soil will be exported offsite.

The proposed project would have 40 full time employees which would be divided among three eight-hour shifts as follows:

Shift #1: 7:00 AM – 3:00 PM, 20 staff members Shift #2: 3PM – 11 PM, 16 staff members Shift #3: 11 PM – 7 AM, 4 staff members

The site has an existing General Plan Land Use designation of General Commercial and is currently zoned as Limited Commercial District (CL) the proposed senior housing use is permitted with issuance of a conditional use permit as outlined in the City of Oceanside Zoning Ordinance per Article 1120 for Residential Care - General Land Use.

**PROJECT MANAGER:** Scott Nightingale, Senior Planner; E-mail: [snightingale@ci.oceanside.ca.us](mailto:snightingale@ci.oceanside.ca.us); Phone: (760) 435-3526; Fax number: (760) 754-2958; Mailing Address: City of Oceanside, Planning Division, 300 North Coast Hwy., Oceanside, CA 92054.

**NOTICE IS FURTHER GIVEN** that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed or e-mailed to the Project Manager. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission will conduct a public hearing at a date to be determined. You will receive a separate public notice for that hearing. If you challenge this Project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Mitigated Negative Declaration or at the future public hearings.

  
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Scott Nightingale, Senior Planner

Date: June 19, 2019

**ENVIRONMENTAL REVIEW**  
**PUBLIC AGENCIES**

**LOCAL AGENCIES:**

City of Vista  
John Conley  
200 Civic Center Drive  
Vista, CA 92084

North County Transit District  
Attn: Bill Olszanicky  
810 Mission Avenue  
Oceanside, CA 92054

Oceanside Historical Society  
P.O. Box 125  
Oceanside, CA 92049-0125

City of Carlsbad  
David de Cordova  
1635 Faraday Avenue  
Carlsbad, CA 92008

San Diego Gas & Electric  
Attn: Thomas G. Acuna  
P.O. Box 1831  
San Diego, CA 92112-4150

S.D. County Archaeo. Society  
P.O. Box 81106  
San Diego, CA 92138

San Diego County  
Planning Department  
5510 Overland Ave.  
San Diego, CA 92123

San Diego LAFCO  
9335 Hazard Way, Suite 200  
San Diego, CA 92123

Department of Health Services  
Hazard. Materials Mgt. Div.  
P.O. Box 129261  
San Diego, CA 92112-9261

Oceanside Unified School Dist.  
2111 Mission Avenue  
Oceanside, CA 92054

Guajome Reg. Park Com.  
County Parks Department  
9150 Chesapeake Dr., #200  
San Diego, CA 92123-1062

Diane Nygaard  
c/o Sierra Club  
5020 Nighthawk Way  
Oceanside, CA 92056

Vista Unified School District  
Attn: Regina Medley  
1234 Arcadia Avenue  
Vista, CA 92084

Recorder/County Clerk  
County of San Diego  
P.O. Box 121750  
San Diego, CA 92112-1750

SLR Band of Mission Indians  
Attn: Russell Romo  
12064 Old Pomerado Road  
Poway, CA 92064

Bonsall Union School District  
Attn: Terry Ryan  
P.O. Box 3  
Bonsall, CA 92003

Buena Vista Lagoon Foundation  
1807 Kelly Street  
Oceanside, CA 92054

SLR Band of Mission Indians  
Attn: Carmen Mojado  
1889 Sunset Drive  
Vista, CA 92081

Fallbrook Union High School  
2400 South Stage Coach Lane  
Fallbrook, CA 92028

SANDAG  
Attn: Carolina Gregor  
401 "B" Street, Suite 800  
San Diego, CA 92101

SLR Band of Mission Indians  
Attn: Mel Vernon  
1044 N Ivy St  
Escondido Ca. 92026

Carlsbad Unified School District  
6225 El Camino Real  
Carlsbad, CA 92008

San Diego County A.P.C.D.  
Attn: CEQA Document Review  
10124 Old Grove Road  
San Diego, CA 92131

Nadine Scott  
550 Hoover Street  
Oceanside, CA 92054

**STATE AGENCIES:**

CA Historic Preservation Office  
P.O. Box 942893  
Sacramento, CA 94296-0001

CA State Lands Commission  
100 Howe Ave. South, #100  
Sacramento, CA 95825-8202

San Diego Natural History Museum  
P.O. Box 1390  
San Diego, CA 92112

CA Office of Land Conservation  
801 K Street, MS 13-71  
Sacramento, CA 95814

CA Department of Water Resources  
1416 Ninth Street, Room 215-4  
Sacramento, CA 95814

California Native Plant Society  
Natural History Museum  
P.O. Box 121390  
San Diego, CA 92112

CA Department of Conservation  
Office of Mine Reclamation  
801 K Street, MS 09-06  
Sacramento, CA 95814

CA State Coastal Conservancy  
1330 Broadway, Suite 110  
Oakland, CA 94612

Native American Heritage  
915 Capitol Mall, Room 288  
Sacramento, CA 95814

CA Dept. of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001

CA Regional Water Quality  
Control Board, San Diego Reg.  
Attn: Jeremy Haas  
2375 Northside Drive, Suite 100  
San Diego, CA 92108-2700

CA Dept. of Fish & Wildlife  
3883 Ruffin Road  
San Diego, CA 92123

CA Dept. of Boating & Waterways  
1629 S Street  
Sacramento, CA 95814

CA Dept. of Food & Agriculture  
1220 N Street  
Sacramento, CA 95814

California Indian Legal Services  
609 S. Escondido Blvd.  
Escondido, CA 92025

State Clearinghouse  
Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

*\* 15 copies  
of CD*

Conservation Coordinator  
c/o Sierra Club, San Diego Chapter  
8304 Claremont Mesa Blvd. #101  
San Diego, CA 92111-1315

U.S. Army Corps of Engineers  
5900 La Pl Ct #100  
Carlsbad, CA 92008

CalTrans District 11  
Attn: CEQA Document Review  
4050 Taylor St., MS 240  
San Diego, CA 92110

California Coastal Commission  
Attn: Gabriel Buhr  
7575 Metropolitan Drive, #103  
San Diego, CA 92108-4402

**FEDERAL AGENCIES:**

U.S. Fish & Wildlife Service  
Attn: CEQA Document Review  
2177 Salk Avenue, Suite 250  
Carlsbad, CA 92008

Environmental Plans Division  
Marine Corps Base  
Camp Pendleton, CA 92055-5001

Commanding General  
Assistant Chief of Staff, Facilities  
Marine Corps Base  
P.O. Box 55013  
Camp Pendleton, CA 92055-5013

Commanding Gen.(Attn:CPLO)  
Marine Corps Base  
Box 555010  
Camp Pendleton, CA 92055-5010

*+ Plus Notification  
List  
and  
+ interested Parties  
List*