



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Oceanside, California

SUBJECT: Rio Rockwell Residential Development Project

GPA18-00001, ZA18-00005, T18-00007, and D18-00014 located at the northwest corner of Frazee Road and Old Grove Road (Rio Rockwell Site) and east of Rancho Del Oro Drive and south of Highway 76 (Rancho Del Oro Site) (APNs: 158-101-28, a portion of 158-103-15, and 160-020-49)

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration for the above-noted project, in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration establishes that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because required mitigation measures will address potential project effects. 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 (IS) 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> .

PROJECT DESCRIPTION: Sheldon Development, LLC (Applicant) proposes to construct 104-unit Planned Development Plan (54 for-sale, three-story attached and 50 for-sale, two-story detached single-family homes), private recreation and open space areas, landscaping, and associated parking on the 11.54-acre Rio Rockwell Site (APN 158-101-28-00 and portions of 158-103-15-00). Off-site improvements include curb, gutter, sidewalk, and underground utility connection in both Frazee Road and Old Grove Road. This intersection would be improved with a roundabout to include median divided traffic lanes to enter and exit, with an exclusive right-turn lane for all flows of traffic, as well as pedestrian crosswalks across each roadway and mountable area in the center roundabout median. The Applicant, through consultation with the City of Oceanside and California Department of Fish and Wildlife and US Fish and Wildlife Service, proposes to transfer a portion of the existing Draft Subarea Hardline Preserve area at the Rio Rockwell Site, approximately 6 acres, to the Rancho Del Oro Site. The Rio Rockwell Site would maintain a 4.06-acre, 1,785.5 linear foot biological buffer with an average width of 100-feet, consistent with the Draft Subarea Plan's conservation and buffer requirements. The Rancho Del Oro Site is owned by the City of Oceanside and would remain in the City's ownership. The exchange would result in a net-benefit to the hardline preserve area within the City as the replacement acreage at the Rancho Del Oro Site is considered environmentally superior since it contains endangered habitat and gnatcatchers. No development would occur at the Rancho Del Oro Site as the intent of this Project Site is to be set aside as a hardline preserve area under the Draft Subarea Plan.

PUBLIC REVIEW PERIOD: The public review period is from **Monday, June 29, 2020 to Wednesday, July 29, 2020.**

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DECLARATION**
City of Oceanside, California

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 also 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 and City Council will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings. 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.

Sergio Madera, Principal Planner

6/29/2020