



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: DEVELOPMENT PLAN (D19-00021), CONDITIONAL USE PERMIT (CUP19-00029), and VARIANCE (V20-00005); SCH No. 2020089012. The Project proposes the construction of a CarMax pre-owned automobile dealership on a vacant, approximately 10.54-acre site, situated on two (2) parcels (APNs 168-012-42-00 and 168-012-43-00). Phase I of the Project would consist of a sales and administrative building, service building, private carwash, associated access drives, landscaped areas, presentation area, staging area, sales display area, and a customer and employee parking lot on the southern parcel. The northern parcel would be used as an additional sales display area with a security gate and control island and would be developed as part of Phase II of the Project. An aboveground fuel storage tank with a capacity of 4,000 gallons would be located south of the sales building with a non-public fuel pump adjacent to the carwash within the secured staging area to fuel inventory vehicles as needed.

The proposed site includes two main access points off Thunder Drive. An access point would be located off Plaza Drive for test drives only and would not be accessed by the public. Off-site improvements would be required and would include the extension of the 12" PVC water main along Plaza Drive across the project frontage and the DMV to be looped to Thunder Drive. Full width improvements on Plaza Drive would construct an 80-foot curb to curb width across the project frontage. Landscaping would cover approximately 13.6 percent of the project site. A 100-foot riparian buffer would run east to west on the southern portion of the site. This would include a 50-foot biological buffer as well as a mandatory 50-foot planning buffer.

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 impacts mitigated to less than significant levels relative to Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning and Tribal Cultural Resources. 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 18, 2020 – February 1, 2021 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. 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

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