



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

SUBJECT: Sunrise Assisted Living Facility – P20-00001, D20-00002, & CUP20-00002 located at 4700 Mesa Drive at the northeast corner of College Boulevard and Mesa Drive (APN: 161-511-19)

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: The proposed project would allow for the development and operation of a 115 bed Assisted Living Facility on a 2.94-acre project site located at the northeast corner of College Boulevard and Mesa Drive. In addition to the adoption of a Mitigated Negative Declaration, the proposed project requires approval of a Parcel Map (PM20-00001) to subdivide an existing 14.24-acre parcel to create a legal lot for the 2.94-acre project site; a Development Plan (D20-00002) to allow for the physical site improvements including development of a 78,100 square foot building; and a Conditional Use Permit (CUP20-00002) to establish and operate an Assisted Living Facility.

PUBLIC REVIEW PERIOD: The public review period is from **Monday, October 19, 2020 to Wednesday, November 18, 2020.**

PROJECT MANAGER: Sergio Madera, Principal Planner; Phone: (760) 435-3539; Fax number: (760) 754-2958; mailing address: Planning Division, 300 North Coast Highway, Oceanside, CA 92054. E-mail: smadera@oceansideca.org.

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 will conduct public hearings at future dates 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.

Sergio Madera, Principal Planner

10/19/2020