

Notice of Completion & Environmental Document Transmittal

SCH # _____

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

Project Title: 2021-2029 Housing Element

Lead Agency: City of Oceanside Contact Person: Robert Dmohowski
Mailing Address: 300 North Coast Highway Phone: (760) 435-3563
City: Oceanside Zip: 92054 County: San Diego

Project Location: County: San Diego City/Nearest Community: Oceanside
Cross Streets: Citywide Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33° 13' 17" N/ 117° 20' 22" W Total Acres: 27,011 (includes SOI)
Assessor's Parcel No. Multiple Section: Mult Twp. Mult Range: Mult Base: Mult
Within 2 Miles: State Hwy #: Interstate 5, SR-78, SR-76 Waterways: San Luis Rey River, Loma Alta Creek, Buena Vista Creek
Airports: N/A Railways: Sprinter, Coaster, Amtrak Schools: Multiple

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
- Early Cons Supplement/Subsequent EIR EA Final Document
- Neg Dec (Prior SCH #) Draft EIS Other: _____
- Mit Neg Dec Other _____ FONSI _____

Local Action Type:

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

Development Type:

- Residential: Units _____ Acres _____ Transportation: Type _____
- Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
- Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: General Plan Update-Housing Element
- Water Facilities: Type _____ MGD _____

Project Issues Discussed In Document:

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

Present Land Use/Zoning/General Plan Designation

Multiple land use designations and zones throughout the City of Oceanside.

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

See Attached.

Reviewing Agencies Checklist

continued

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."

<u> X </u>	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
<u> X </u>	California Highway Patrol	_____	Parks & Recreation, Department of
<u> X </u>	California Emergency Management Agency	_____	Pesticide Regulation, Department of
<u> X </u>	Caltrans District # <u>11</u>	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	<u> X </u>	Regional WQCB # <u>9</u>
_____	Caltrans Planning	<u> X </u>	Resources Agency
_____	Central Valley Food Protection Board	_____	Resources Recycling & Recovery, Department of
_____	Coachella Valley Mountains Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mountains Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
<u> X </u>	Energy Commission	_____	SWRCB: Water Rights
<u> X </u>	Fish & Game Region # <u>5</u>	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry & Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of	_____	
<u> X </u>	Health Services, Department of	_____	Other _____
_____	Housing & Community Development	_____	Other _____
<u> X </u>	Native American Heritage Commission	_____	

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

Starting Date May 3, 2021

Ending Date June 9, 2021

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.
 Address: 3111 Camino del Rio, North, Suite 600
 City/State/Zip: San Diego, CA 92108
 Contact: Lori Spar
 Phone: 619-308-9333

Applicant: City of Oceanside

Address: 300 North Coast Highway
 City/State/Zip: Oceanside, CA 92054
 Phone: _____

Signature of Lead Agency Representative: *Lori Spar* Date May 3, 2021

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

Project Description:

For the 2021-2029 housing cycle, San Diego County has been assigned a Regional Housing Needs Assessment (RHNA) of 171,685 housing units with the City receiving an allocation of 5,443 units at four income levels (Very Low, Low, Moderate, and Above Moderate). While current zoning within the City's major commercial corridors allows for mixed-use development with residential densities up to 29 dwelling units per acre, the HEU includes an action plan to promote new goals and policies and housing programs to spur infill and redevelopment in these areas. Through implementation of the housing programs, potential housing sites were identified in the Sites Inventory to show the City's ability to accommodate its RHNA allocation. Specifically, the HEU identifies that there are sufficient housing sites to accommodate its share of affordable housing through its inventory of potential housing sites located within smart growth opportunity areas which are transit-oriented, walkable, and served by adequate infrastructure. The housing sites have been identified as part of the City's coordinated planning actions underway for the comprehensive update of the City's General Plan, and creation of the Smart and Sustainable Corridors Specific Plan that envisions future residential growth along the major commercial corridors such as Mission Avenue, Oceanside Boulevard, and Coast Highway.

The HEU demonstrates that through implementation of the housing programs there will be sufficient housing sites to accommodate the City's fair share of affordable housing especially along commercial corridors and infill sites where there are no infrastructure deficiencies. These sites will allow residential densities of at least 35 dwelling units per acre. Affordable housing development in these target areas will be enhanced through the City's expedited processing of lot mergers and development applications. Consolidation of adjacent parcels to create unified development sites is a simple administrative review process done concurrently with application review.