

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Oceanside (City) has completed a Negative Declaration for the proposed Housing Element Update (HEU) for the planning period of 2021-2029 in accordance with the California Environmental Quality Act (CEQA).

**Project Name:** 2021-2029 Housing Element

**Project Location:** City of Oceanside

**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.

**Findings:** It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

**Public Review:** Hard copies of the Draft Negative Declaration and Initial Study are available for public review at: Development Services Department, 300 N. Coast Highway, Oceanside, CA 92054. Written comments will be accepted from May 3, 2021 to June 9, 2021. Any person wishing to comment on the adequacy of these documents must submit comments in writing to [rdmohowski@oceansideca.org](mailto:rdmohowski@oceansideca.org) or Robert Dmohowski, at the following address:

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Development Services Department  
300 N. Coast Highway  
Oceanside, CA 92054