



**NOTICE OF AVAILABILITY OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
Oceanside, California**

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**Subject:** Notice of Availability of a Draft Environmental Impact Report

**Project:** Draft Program Environmental Impact Report for the City of Oceanside General Plan Update, Smart and Sustainable Corridors Specific Plan, and Climate Action Plan Update (Onward Oceanside)

**State Clearinghouse Number:**

**Lead Agency:** City of Oceanside

**Date:** June 4, 2024

**NOTICE IS HEREBY GIVEN** that on June 4, 2024 the City of Oceanside, acting as Lead Agency, issued for public review and comment a Draft Program Environmental Impact Report (PEIR) that evaluates potential environmental effects associated with the proposed City of Oceanside General Plan Update, Smart and Sustainable Corridors Specific Plan and Climate Action Plan Update project (project). The Draft PEIR may be accessed on the City's website at <https://www.ci.oceanside.ca.us/>. During the state-prescribed review period, a copy of the Draft PEIR will be available for public review at the Oceanside Development Services Department (300 North Coast Highway, Oceanside, CA 92054) and the City of Oceanside Mission Branch Public Library (3861-B Mission Avenue, Oceanside, CA 92058).

**Public Review and Comment Period:** June 4, 2024 through July 19, 2024

In accordance with state law, a 45-day public review period has been established for the Draft PEIR. All written comments on the adequacy of the Draft PEIR must be received by the City no later than July 18, 2024. Written comments should be submitted via e-mail to [GPU\\_2\\_Project@oceansideca.org](mailto:GPU_2_Project@oceansideca.org) or via postal mail to Russ Cunningham, Principal Planner, City of Oceanside, 300 North Coast Highway, Oceanside, CA 92054. Note that this process is focused on comments related to the environmental analysis contained within the Draft PEIR.

The City welcomes written comments on the project documents (new/updated General Plan elements, the Smart and Sustainable Corridors Specific Plan [SSCSP], and/or the updated Climate Action Plan [CAP]). However, these comments should be provided separately from comments on the Draft PEIR. Comments on the project documents should be delivered via email to [GPU\\_2\\_Project@oceansideca.org](mailto:GPU_2_Project@oceansideca.org) or via postal mail to Russ Cunningham, Principal Planner, City of Oceanside, 300 North Coast Highway, Oceanside, CA 92054.

Following the close of the public review period, responses to comments on the Draft PEIR will be prepared and, together with the Draft PEIR, will constitute the Final PEIR. If you wish to challenge the City's action on this Draft PEIR in court, you may be limited to raising only those issues you or others raised at the public hearing, or in written correspondence delivered to the City of Oceanside during the public review period.

This Notice of Availability is required to be filed with the County Clerk's office for a period of not less than 45 days.

**Project Location:**

The project area consists of the City of Oceanside (City) located in northwestern San Diego County, California. The City is bounded by the Marine Corps Base Camp Pendleton to the north, unincorporated county of San Diego to the east, the city of Vista to the southeast, the city of Carlsbad to the south, and the Pacific Ocean to the west. The total City area is approximately 42 square miles.

**Project Description:**

The project involves the preparation of six new/updated General Plan elements (GPU), the SSCSP, and an update to the City's 2019 CAP.

The project constitutes the second phase of a comprehensive GPU, the first phase of which involved the preparation of an Economic Development Element, an Energy and Climate Action Element, and the City's first CAP. These components of the GPU were adopted in 2019. The second phase of the GPU includes six new/updated General Plan elements organized around themes and guiding principles that reflect community input, the findings of technical studies, and state and regional priorities. These new/updated elements address all state-mandated general plan topic areas: land use, transportation, conservation, open space, military readiness activities, safety, and noise. These elements also address the topics of environmental justice, community facilities, and hazardous waste. Together, these new/updated elements establish new goals, policies, and implementation actions for the physical development of the City. The new/updated General Plan elements include: Efficient and Compatible Land Use (ECLU), Integrated Mobility (IM), Remarkable Communities (RC), Vital and Sustainable Resources (VSR), Safe and Resilient Environment (SRE), and Healthy and Livable Community (HLC).

Implementation of the second phase of the GPU will involve a wide range of actions that promote sustainable and equitable growth and change. These actions include new land use designations and policies, urban design standards, capital improvements, new and expanded mobility options, aesthetic upgrades, improvements to parks and recreation facilities, natural hazard adaptation strategies, and policies that promote the preservation of natural resources and farmland.

The SSCSP is a regulatory document, consistent with the goals and policies of the ECLU, that outlines strategies, standards, and processes meant to foster the revitalization of the Mission Avenue, Oceanside Boulevard, and Vista Way/Plaza Drive commercial corridors. The proposed land use framework for the SSCSP Planning Area offers an array of housing options for people at all income levels and stages of life. The non-residential land uses are framed to support an inclusive commercial environment that provides retail and services catering to residents' daily needs while simultaneously inviting visitors from across the region. Additionally, the SSCSP seeks to facilitate "complete streets" improvements within the corridors that accommodate all modes of transportation.

The project includes an update to the 2019 CAP to account for the increased housing and employment growth resulting from the GPU and SSCSP. The CAP update will provide a comprehensive plan for addressing Greenhouse Gas emissions throughout the City.

**Potential Environmental Effects:**

The Draft PEIR identifies that the project would result in less than significant impacts (with or without mitigation measures) to the following environmental issue areas: land use, aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, transportation, and wildfire. The Draft PEIR identifies that the project would result in significant and unavoidable impacts to agricultural resources, air quality,

noise, public services, and utilities. For these issue areas, the Draft PEIR concludes that there are no feasible mitigation measures that could reduce potentially significant impacts to a less than significant level at the program level of review.

**Public Hearings:**

Following public review of the Draft PEIR and preparation and certification of the Final PEIR, the proposed project will be reviewed by the City's Planning Commission and City Council. The Planning Commission will vote to recommend approval or denial of the project and the City Council will be the final authority on whether the project will be approved. Notification of these public hearings will be provided in accordance with state law and the City's public notification requirements.

**Public Review Period:** June 4, 2024 through July 18, 2024.