



NOTICE OF PREPARATION

City of Oceanside, California

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report

Project: Modera Melrose Project (APNs 161-030-23 and 161-030-24), Located at Southeast Corner of Melrose Drive and Bobier Drive; Development Plan (D21-00011) and Density Bonus (DB21-00005)

Lead Agency: City of Oceanside

Date: March 1, 2022

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970) (CEQA), the City of Oceanside will be the lead agency and will require preparation of an Environmental Impact Report (EIR) for the Modera Melrose Project (project), which is described below. Consistent with your agency's statutory authority, the City of Oceanside requests input regarding the scope and content of the EIR. The City of Oceanside has concluded that the project could result in potentially significant environmental impacts, and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than 30 days after receipt of this notice. Should you have any questions regarding the project or Notice of Preparation, please call Patty Anders, Planning Consultant, at (760) 435-3529. Please mail your written response by March 31, 2022, to the following:

Development Services Department
Attn: Patty Anders, Planning Consultant
300 North Coast Highway
Oceanside, CA 92054
Fax: (760) 435-2958
Email: panders@oceansideca.org

City/County Location: City of Oceanside, County of San Diego

Applicant: MRCT Investments, LLC

Project Location: The project site is located at the southeast corner of the intersection of Melrose Drive and Bobier Drive (Figure 1, Project Location). The site consists of two vacant parcels (Assessor's Parcel Number [APN] 161-030-23 and APN 161-030-24) that collectively cover approximately 7.4 acres. The property is zoned CN-Neighborhood Commercial, corresponding with the General Plan designation of NC (Neighborhood Commercial). The project site is located along the eastern boundary of the City of Oceanside and is immediately adjacent to the City of Vista. Surrounding properties are zoned by the City of Oceanside as CG-General Commercial to the west, CP-Commercial Professional to the northwest, and PD-Planned Development (residential) to the north. The City of Vista properties that surround the project site to the east and south and are zoned R-1-B-Single Family Residential and SPI-Specific Plan Implementation, respectively. The project site is also in proximity to a light rail line to the south, with an open space corridor and community park located to the north.

Project Description: The project would involve a request for approval of a Development Plan (D21-00011) and Density Bonus (DB21-00005) to allow the construction of 323 residential apartment units; 290 units are proposed as market rate and 33 units are proposed as very low-income affordable. The project would also include 2,365 square feet of commercial space, 1,746 square feet of leasing office space, open space, and amenity areas (Figure 2, Site Plan). The project is subject to State Density Bonus Law (Government Code Section 65915) and local Density Bonus provisions (Section 3032 of the Zoning Ordinance).

The proposed development would be composed of six separate mixed-use apartment buildings that would be four and five stories, varying from 45 feet to 62 feet in height. The 7.4-acre (323,650-square-foot) lot would be covered by approximately 104,000 square feet of building footprint. The proposed apartment buildings would be set back from existing residential homes to the southeast by approximately 95 feet to provide privacy and visual relief. Parking would be provided as surface spaces (381 spaces, 39 of which would be individual garage spaces) and as a below-ground garage (145 spaces) (Figure 2). The approvals required for the project include a Development Plan and a Density Bonus application with waivers for development standards involving setbacks, floor area ratio, building height, usable open space per unit, width of certain parking stalls, and retaining wall height and material.

Project landscaping and greenspace would cover approximately 96,000 square feet. The interior of the project site would include a recreation area, fitness center, outdoor pool, and barbeque area. Access to the project would be provided via Bobier Drive along the northeast corner of the site. The proposed development would connect to an existing sidewalk system along Bobier Drive, providing pedestrian access to and from the project site. The project would require grading work that involves approximately 20,500 cubic yards of cut soil and approximately 63,700 cubic yards of filled soil. The project would connect to existing water and sewer facilities in the surrounding area.

Potential Environmental Effects: Pursuant to Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hydrology/water quality, land use/planning, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

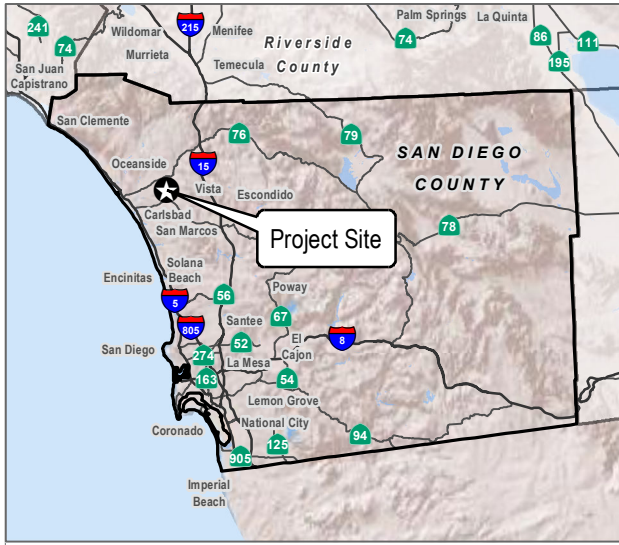
PUBLIC SCOPING MEETING


The City of Oceanside will hold a public scoping meeting to obtain information regarding the content and scope of the Draft EIR. This scoping meeting will take place on **Tuesday, March 15, 2022, at 6:00 p.m. at the Civic Center Library Community Room, located at 300 North Coast Highway in the City of Oceanside.** The scoping meeting format will consist of a brief project presentation followed by a public comment period and open forum with City staff and applicant representatives. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting. Written comments can be made to the Development Services Department contact listed above.

Signature: *Patty Anders*
Patty Anders, Planning Consultant

Date: March 1, 2022

Attachments: Figure 1, Project Location
Figure 2, Site Plan

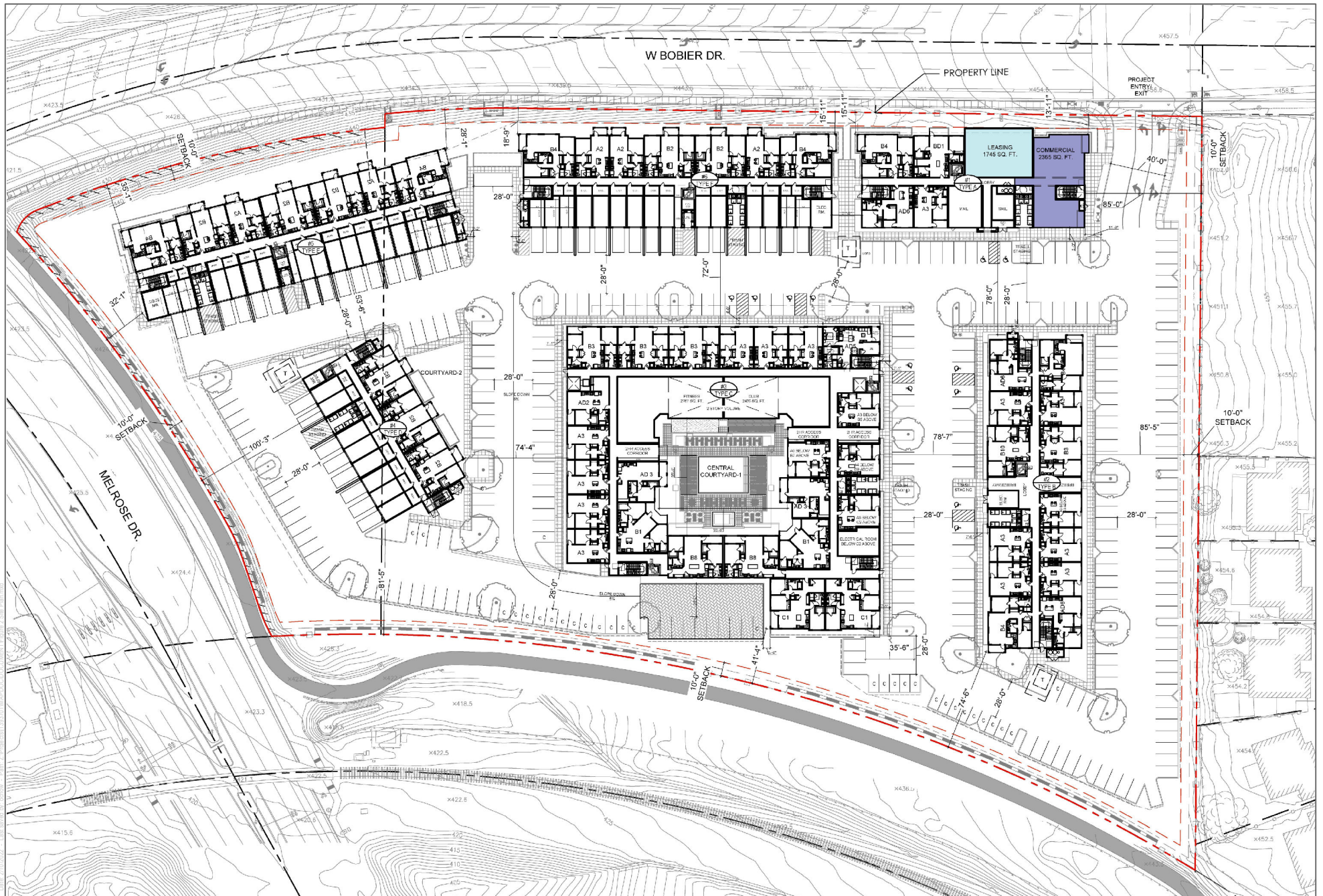


 Project Boundary

SOURCE: SANGIS 2019



FIGURE 1
Project Location
Modera Melrose Project



SOURCE: AO Architects 2021

DUDEK



FIGURE 2

Site Plan

Modera Melrose Project