



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: DEVELOPMENT PLAN (D21-00011) AND A DENSITY BONUS PROJECT (BD21-00005); SCH NO. 2022030032. The proposed project is located at the southeast corner of Melrose Drive and West Bobier Drive in the Peacock Neighborhood. The proposed site consists of two vacant parcels (APN 161-030-23 and 161-030-24) that are comprised of approximately 7.4 acres.

The Modera Melrose Project (project) is a request for a Mixed-Use Development Plan and Density Bonus project to develop a mixed-use infill project with multi-family residential units and ground-level commercial space. The project is providing 15% very-low income units and is eligible for and requesting a 50% density bonus increase which results in 108 additional units for a total of 323 rental units with a density of 44 du/ac. The project includes 33 affordable/very-low-income units and 290 market rate units in a total of six buildings (five are four stories and one is five story) containing approximately 324,000 sq. ft. of residential and 2,336 sq. ft. of commercial space. The project is requesting six waivers to development standards to increase Floor Area Ratio, increased building heights, reduced front yard setbacks, reduced usable open space, reduced parking stall width next to columns in the parking garage, and to allow non-plantalbe retaining walls with increased heights. The project includes a total of 526 parking spaces comprised of surface parking, 39 one-car garages, tandem spaces, and a subterranean parking structure. Both parcels have a General Plan designation of Neighborhood Commercial (NC) and are designated as Neighborhood Commercial (CN) under the City's Zoning Ordinance.

NOTICE IS HEREBY GIVEN that the City of Oceanside, acting as lead agency pursuant to California Environmental Quality Act of 1970 (CEQA) (Cal. Pub. Res. Code section 21000 et. seq.), has prepared a Draft Environmental Impact Report (DEIR) evaluating the potential environmental effects associated with the proposed Modera Melrose subject.

WHERE TO ACCESS THE DEIR: Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>, the City of Oceanside Planning Division counter located in the Civic Center at 300 North Coast Highway, the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions or written comments regarding the DEIR to Patty Anders, Contract Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3529 or by email to panders@oceansideca.org.

DRAFT EIR PUBLIC REVIEW PERIOD: The DEIR identifies that the proposed project would result in impacts mitigated to less than significant levels related to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Noise. The City's decision to prepare a DEIR should not be construed as a recommendation of either approval or denial of this project. The DEIR public review period is from Monday, October 31, 2022 – Wednesday, December 14, 2022. The City invites members of the general public to review and comment on this environmental documentation.

PUBLIC HEARING: Following the close of the public review period for the DEIR and preparation of the Final EIR, the proposed project will be reviewed by the Planning Commission. Notification of the public hearing(s) will be provided in accordance with state law and the City's Public notification requirements.