



## **NOTICE OF PREPARATION**

### **City of Oceanside, California**

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

**Subject:** Notice of Preparation of an Environmental Impact Report (EIR)

**Project:** Eddie Jones Warehouse, Manufacturing & Distribution Facility (APNs 145-021-29-00; 145-021-030-00; and 145-021-032-00) located at 250 Eddie Jones Way, off of Eddie Jones Way and Alex Road in the City of Oceanside.

**Lead Agency:** City of Oceanside

**Date:** July 20, 2022

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City 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 thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Rob Dmohowski, Principal Planner, at (760) 435-3563. Please mail your written response by August 18, 2022, to:

Development Services Department  
Attn: Rob Dmohowski, Principal Planner  
300 N. Coast Hwy.  
Oceanside, California 92057  
Fax: (760) 435-2958  
E-Mail: [rdmohowski@oceansideca.org](mailto:rdmohowski@oceansideca.org)

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

**Applicant:** RAF Pacifica Group

**Project Location:** The Eddie Jones Warehouse, Manufacturing & Distribution Facility would be located on an approximately 31.79-acre site at 250 Eddie Jones Way in the City of Oceanside, California. The project site is located within the Airport Neighborhood

Planning Area and is bound by the Oceanside Municipal Airport to the south, Benet Road to the west, the San Luis Rey River and recreational trail to the north and vacant light industrial land to the east. The terminus of Alex Road also connects to the site at its northeast corner. The project site is approximately 900 feet north of the Highway 76 corridor. The property is currently occupied by an approximate 172,300 square foot industrial manufacturing facility which was vacated in the summer of 2021. The General Plan designation for the property is Light Industrial (LI) with the associated zoning category of Limited Industrial (IL).

**Project Description:** The proposed project consists of demolition of the existing vacant 172,300-square-foot industrial manufacturing building and associated improvements, and development of a new 566,905-square-foot warehouse and distribution facility. The proposed warehouse and distribution facility would consist of 369,415 square feet of warehouse area, 158,320 square feet of manufacturing space and 39,170 square feet of office area designed as a single building that could support multi-tenant occupancies. Separate office areas (with ground level and mezzanine level space) are planned at all four corners of the facility with associated warehouse/industrial space, adjacent parking, and access areas to facilitate multiple users. Development of the proposed project would include associated landscaping, stormwater features, 590 parking spaces for employee/visitor parking, 60 truck trailer parking stalls, and vehicle circulation area. Loading bays are proposed on the north and south sides of the building with a total of 114 truck terminals. Access to the project site would be maintained and improved as necessary with existing access points from Alex Road at the northeast corner, and Benet Road at the southwest corner. The Alex Road access would be limited to passenger vehicles while heavy truck traffic would be limited to the Benet Road access point.

The project would maintain a 100-foot buffer from the edge of the San Luis Rey River riparian habitat along the project boundary's northern edge, as designated in the City of Oceanside Subarea Plan. The San Luis Rey River Trail and embankment runs through the buffer area forming a hard boundary between the project site and the river habitat areas, however proposed project structures, and parking and circulation areas have been designed and located to specifically avoid the biological and planning buffers. The buffer area would be replanted with native coastal species. Additionally, the project would incorporate required building setbacks and airspace height limits established by the Oceanside Municipal Airport Land Use Compatibility Plan.


The project's Development Plan application will address the complete redevelopment of the project site with the existing facility and site improvements to be demolished. The proposed warehouse and distribution facility is classified as a "Wholesaling, Distribution, and Storage Facility" use by the Oceanside Zoning Ordinance (OZO). Wholesaling, Distribution, and Storage Facilities over 50,000 square feet in floor area require approval of a Conditional Use Permit to be established in the IL zoning district pursuant to the OZO. Wholesaling, Distribution, and Storage Facilities with more than six (6) heavy trucks on the premises at one time are considered Trucking Terminals pursuant to the OZO. Trucking Terminals also require approval of a Conditional Use Permit to be established in the IL Zoning District. A Variance is also requested to allow small height increases for portions of the flood wall designed to surround the property.

**Potential Environmental Effects:** Pursuant to CEQA 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, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, 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.

### **JOINT PUBLIC SCOPING AND COMMUNITY MEETING**

The City of Oceanside will hold a joint public scoping and community meeting to provide an overview of the project entitlement application and obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This joint meeting will take place on **Wednesday, August 3, 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 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.

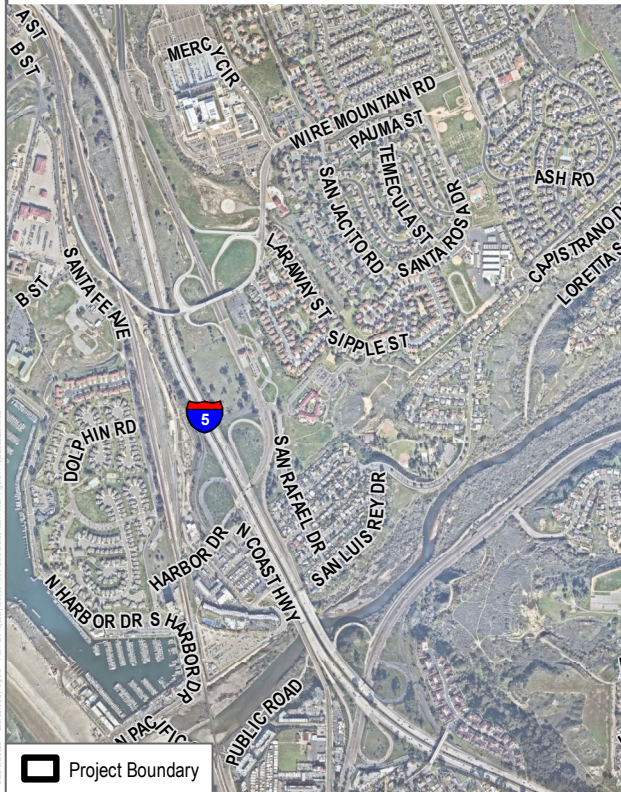
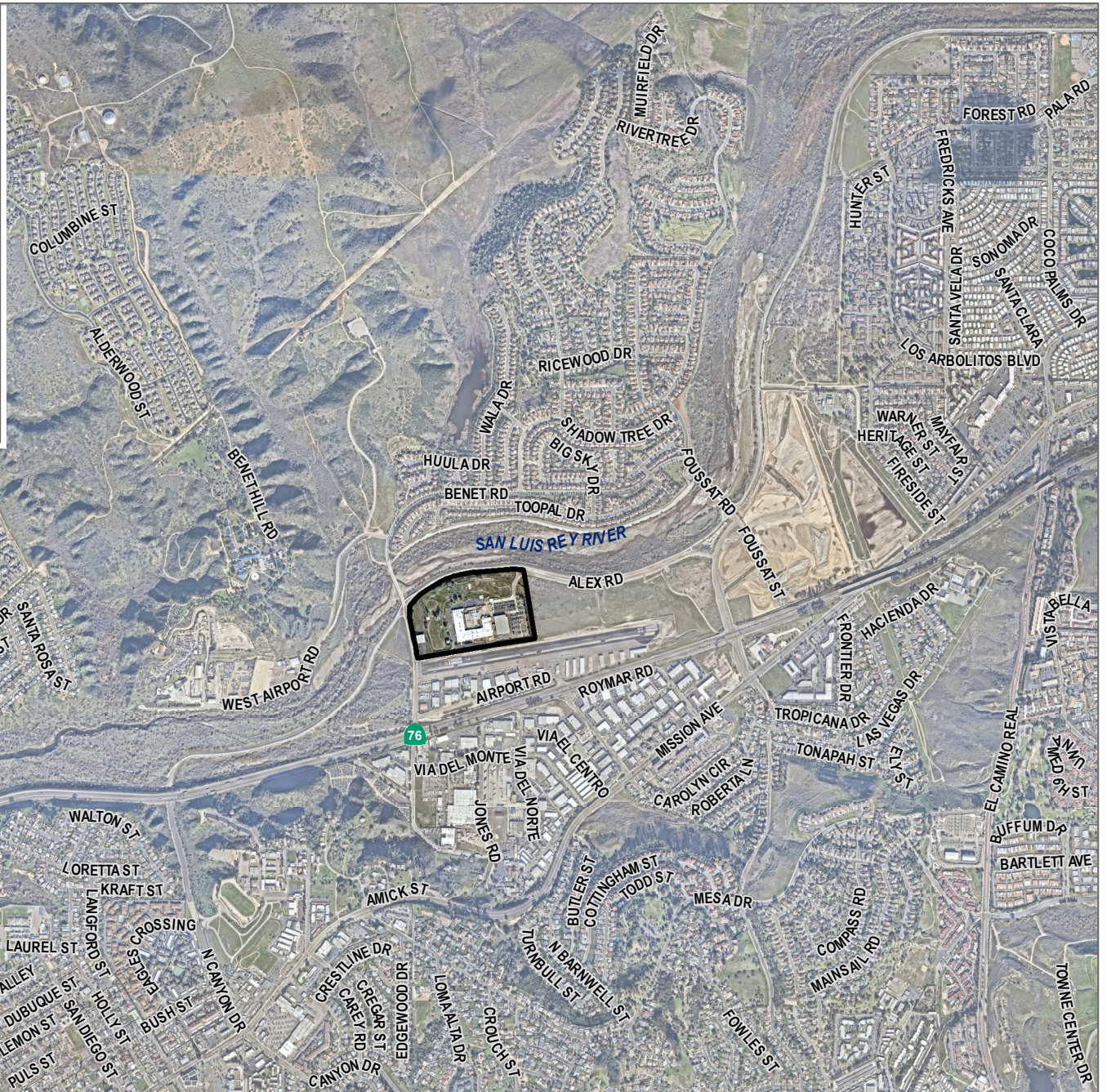
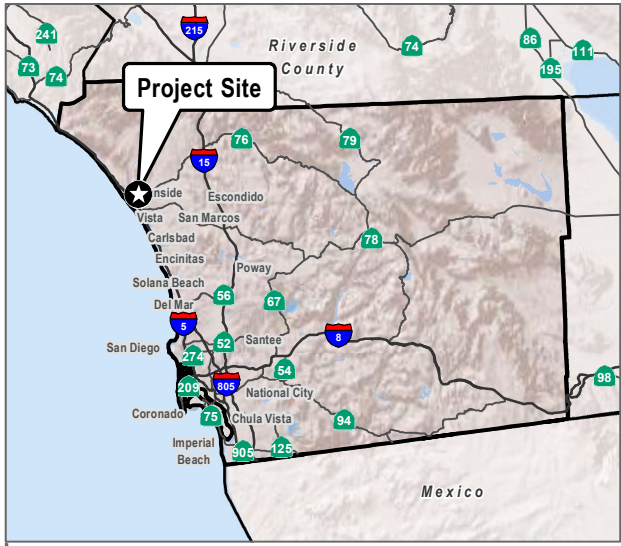
Entitlement application materials for this project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City's eTRAKIT website (<https://crw.cityofocceanside.com/etrakit3/>) under project number D22-00001.

**Signature:**   
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Rob Dmohowski, Principal Planner

**Date:** July 20, 2022

**Attachments:** Figure 1, Location Map  
Figure 2, Site Plan

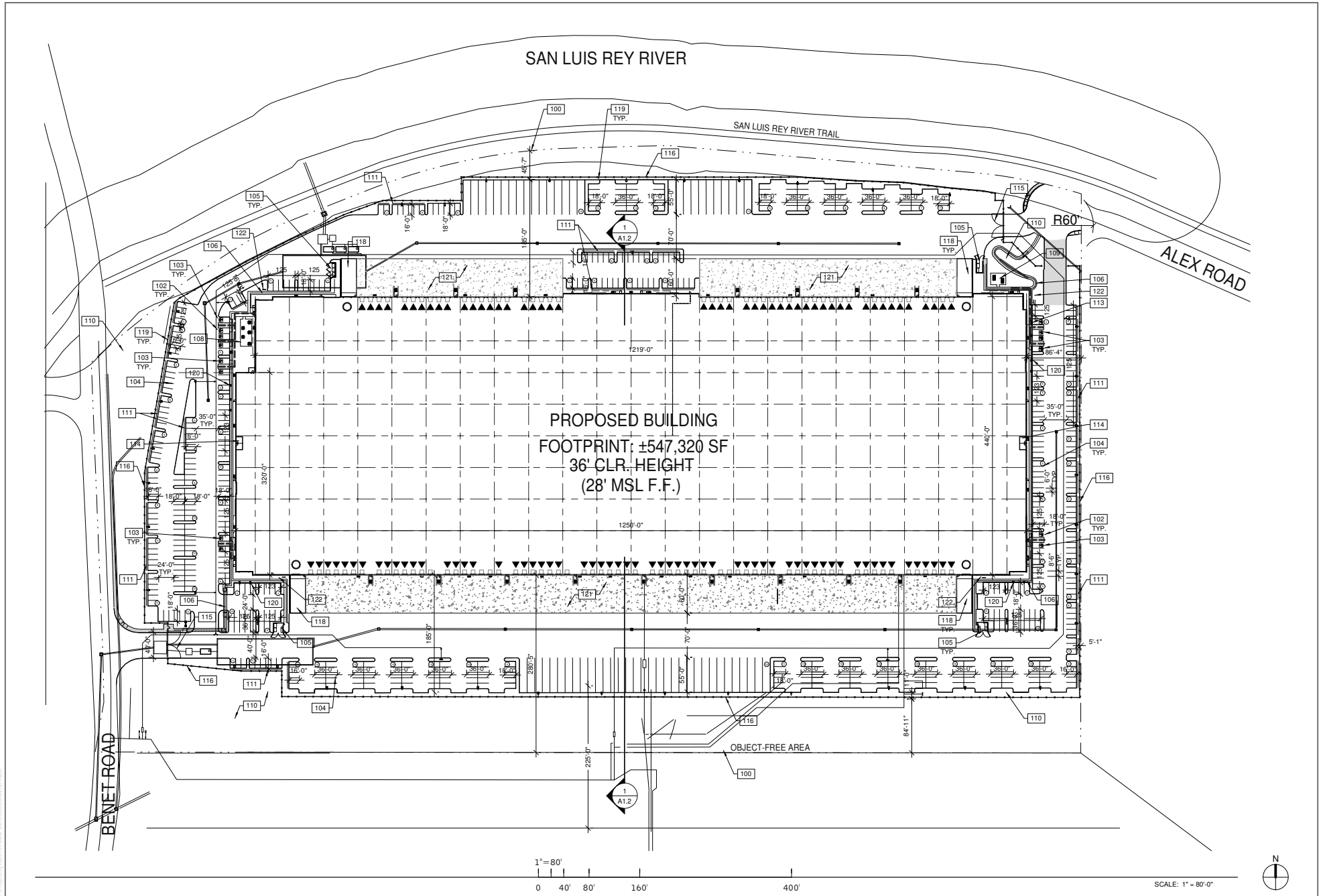




SOURCE: SANGIS 2020, 2022

**FIGURE 1**  
Project Location  
Eddy Jones Way Industrial





**FIGURE 2**  
Site Plan

Eddy Jones Way Industrial