



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: DEVELOPMENT PLAN (D22-00001), CONDITIONAL USE PERMIT (CUP22-00001), AND VARIANCE (V22-00001); SCH NO. 2022070365. The proposed 31.79 acre project site is located at 250 Eddie Jones Way (APNs: 145-021-29, 30, & 32) in the Airport Neighborhood Planning Area. Located immediately north of the Oceanside Municipal Airport on the east side of Benet Road, the site is currently vacant and was previously developed with a 172,300 square-foot industrial manufacturing facility. The site has a General Plan land use designation of Light Industrial (LI) and a zoning designation of Limited Industrial. The Eddie Jones Warehouse, Manufacturing, and Distribution Facility Project (project) is a request for development of an approximate 566,905 square foot warehouse, manufacturing, and distribution facility that 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. Loading bays would be located on the north and south side of the building with a total of 114 truck terminals and 60 truck trailer parking stalls. A total of 590 employee and guest parking spaces would be provided around the perimeter of the building. Access to the site would be maintained and improved with existing access points from Alex Road and Benet Road. The Alex Road access would be limited to passenger vehicles while heavy truck access would be limited to the Benet Road entry point.

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared a Draft Environmental Impact Report (DEIR) for the subject project. 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, Traffic and Circulation, and Tribal Cultural Resources. 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 **THURSDAY, October 26, 2023 – MONDAY, December 11, 2023**. The City invites members of the general public to review and comment on this environmental documentation.

Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website:

<http://www.ci.oceanside.ca.us/government/development-services/planning/ceqa/eddie-jones-warehouse-manufacturing-and-distribution-facility-project-eir>

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 comments regarding the DEIR to Rob Dmohowski, Principal Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3563 or by email to rdmohowski@oceansideca.org

A handwritten signature in blue ink, appearing to read 'Rob Dmohowski'.

Rob Dmohowski, AICP
Principal Planner