



NOTICE OF DETERMINATION

City of Oceanside, California

Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, CA. 92112-4147

FROM:
City of Oceanside
Planning Division
300 N. Coast Highway
Oceanside, CA 92054

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2022080294

Lead Agency: City of Oceanside

Project Manager: Russ Cunningham, Principal Planner
(760) 435-3525

Applicant: Ocean Creek LLC
ATTN: William Morrison
858-299-4772

Address: 11988 El Camino Real, Suite 200
San Diego, CA 92130

Project Location: The 18.9-acre project site is located at southwest corner of South Oceanside Boulevard and Crouch Street in the City of Oceanside, CA.

Project Title: Ocean Creek Mixed-Use Development

Description: The approved project includes Development Plan (D20-00004) and Density Bonus (DB22-00004) to allow a mixed-use project with 295 apartment units, approximately 3,000 square feet ground level commercial, and 476 parking spaces on a vacant 18.9-acre site (APNs 121-270-50 and 121-270-56). The project will extend South Oceanside Boulevard across the project frontage, connecting to its existing terminus immediately west of the project site. The project also includes restoration of portions of Loma Alta Creek adjacent to the project site as well as conservation and maintenance of natural habitat on adjacent holdings.

The City of Oceanside City Council, as Lead Agency, approved the above described project on Wednesday, January 11, 2023 and determined that:

1. The project will not have a significant effect on the environment.
2. A Sustainable Communities Environmental Assessment was prepared for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted by resolution.
5. A Statement of Overriding Consideration was not adopted.
6. Findings were made pursuant to the provisions of CEQA.

The Sustainable Communities Environmental Assessment and the record of project approval are available to the general public at the Development Services Department, Planning Division Counter, located at 300 N. Coast Highway, Oceanside, California.

A handwritten signature in blue ink, appearing to read "RC", written over a horizontal line.

Russ Cunningham, Principal Planner

Date: January 12, 2023