



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: GENERAL PLAN AMENDMENT (GPA22-00001), ZONE AMENDMENT (ZA22-00003), TENTATIVE MAP (T22-00005), AND DEVELOPMENT PLAN (D22-00013)/PLANNED DEVELOPMENT; SCH NO. 2022110021. The proposed project site consists of the former Pacifica Elementary School located at 4991 Macario Drive (APNs:122-190-19, 122-190-22, and 157-070-42) in the North Valley Neighborhood Planning Area. The 14.55 acre project site, which is located at the corner of Monica Circle and Macario Drive, is currently vacant. The Pacifica Project (project) consists of a request for a General Plan Amendment to change the land use designation from Civic Institutional (CI) to Medium Density-B Residential (MDB-R); a Zone Amendment to change the zoning designation from Public/Sempubliс (PS) to Planned Development (PD); and a Tentative Map and Development Plan for the construction of a Planned Development community comprised of 164 townhomes and associated amenities and site improvements. The townhomes would range in size from 1,200 square feet to 1,800 square feet with attached two car garages. Common recreational space, including a dog park, pickle-ball courts, lawn areas, and a playground would be provided throughout the project site. Primary access to the site would occur from a new driveway to be located at the corner of Monica Circle and Macario Drive. A publicly accessible pocket park would be proposed at the project entrance.

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, Geology and Soils, Transportation, 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 Wednesday, July 19, 2023 – Friday, September 1, 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/pacifica-development-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 Shannon Vitale, Senior Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3927 or by email to svitale@oceansideca.org.

Shannon Vitale
Senior Planner