



NOTICE OF PREPARATION NOTICE OF PUBLIC SCOPING MEETING

OCEANSIDE TRANSIT CENTER REDEVELOPMENT PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

Lead Agency: City of Oceanside

Project Applicant: Toll Brothers Apartment Living

Notice of Preparation Review Period: January 13, 2023 to February 13, 2023

Scoping Meeting: Wednesday, February 1, 2023, 6:00 p.m. to 7:00 p.m., details below.

Notice is hereby given that the City of Oceanside (City), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Oceanside Transit Center Redevelopment (proposed project) pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting. The City is seeking your input regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. If you represent a public agency, the City seeks input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by state law, public agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing no later than 30 days from the date of this NOP. The City will accept written comments regarding this NOP through the close of business on **Monday, February 13, 2023**. Please send all written comments, including emailed comments, to Mr. Rob Dmohowski, AICP, at the address below.

Project Location: The proposed Oceanside Transit Center Redevelopment (project) site is located at the existing North County Transit District's (NCTD's) Oceanside Transit Center (transit center) at 235 South Tremont Street, Oceanside, California. The project site (approximately 10.2-acres; Assessor's Parcel Numbers [APNs] 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00) is bounded by railroad right-of-way to the west, Seagaze Drive to the north, S. Tremont Street to the east, and Missouri Avenue to the south.

Description: The project proposes a General Plan Amendment (GPA), Zone Amendment (ZA), approval of a Specific Plan (Oceanside Transit Center [OTC] Specific Plan), LCP Land Use Plan (LUP) Amendment, Coastal Development Permit, and Vesting Tentative Map to allow the demolition of existing structures and construction of a mixed-use transit-oriented community with office, retail, hotel, transit, community facilities, and multi-family residential uses, as well as public and private open space and associated parking and landscaping. The project would construct up to 831,480 gross square feet of development, with an additional 283,314 gross square feet devoted to above grade parking and 398,478 gross square feet for below grade parking, supplying a total of over 1,798 parking stalls. On-site development would include the following: 580,270 square feet of residential use, including 547 residential apartment units and associated amenities; 154,652-square foot boutique hotel, including 165 rooms and associated amenities; 61,260-square foot NCTD Headquarters building; 3,741-square foot modern intermodal transportation center with ancillary facilities; 23,794 square feet of retail and food and beverage service; and 1,798 parking stalls for public and private use.

Potential Environmental Effects: An analysis of the potential environmental effects are contained in the Initial Study, available for review at <https://crw.cityofoceanside.com/etrakit3/> under project number **GPA22-00002**. In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this NOP to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects.

The City has determined that the proposed project could potentially affect 17 of the 20 environmental topic areas identified in Appendix G of the CEQA Guidelines. These 17 topical areas are aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts will be analyzed in detail in the EIR. The EIR will also address mandatory findings of significance. The EIR will address the short- and long-term effects of the proposed project on the environment. Feasible mitigation measures will be proposed for impacts that are determined to be potentially significant and reasonable alternatives will be considered. A mitigation monitoring program will also be developed for any mitigation measures required by the City. The proposed project is expected to have no impact on agriculture and forestry resources, mineral resources, or wildfire, and therefore the EIR will not present a detailed analysis of the project's impact related to these topical areas.

Document Availability: The Initial Study is available for download on the City's official website <https://crw.cityofoceanside.com/etrakit3/> under project number **GPA22-00002**. In addition, a hard copy of the NOP/Initial Study is available for review at the following locations:

- **City of Oceanside**
300 N. Coast Hwy
Oceanside, CA 92054
- **Civic Center Library**
330 N. Coast Hwy
Oceanside, CA 92054

The 30-day public review period for the NOP is from January 13, 2023 to February 13, 2023. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in the EIR, written comments may be submitted via email or by mail to the addresses below. All written comments should be submitted at the earliest possible date but must be submitted no later than

the close of business on **February 13, 2023**. Public agencies should identify the contact person for your agency in your written comments.

Public Comments: Please submit your comments to:

Mr. Rob Dmohowski, AICP, Principal Planner

- Mailing Address:
City of Oceanside
300 N. Coast Hwy
Oceanside, CA 92054
- Email Address: rdmohowski@oceansideca.org

Public Scoping Meeting: A public scoping meeting will be held at the address below on **Wednesday, February 1, 2023, from 6:00 p.m. to 7:00 p.m.**, to solicit input from any interested parties on the scope and content of the EIR, in conformance with Section 21083.9 of the California Public Resources Code. Applicable COVID-19 policies in place at the time will be followed. The public scoping meeting is intended to receive input from interested parties and no decisions about the proposed project will be made at the public scoping meeting. Though staff will prepare a summary of the issues raised verbally at the public scoping meeting, anyone wishing to make formal comments on the scope of issues or content of the EIR should also do so in writing. Written comments can be submitted at the scoping meeting. You may also send a written response to this NOP to the email and/or address listed above by **February 13, 2023**, without attending the scoping meeting.

A copy of the materials presented at the scoping meeting will be posted to the City's website: <https://crw.cityofoceaside.com/etrakit3/> under project number **GPA22-00002** following the meeting.

The public scoping meeting will be held at the location identified below.

**Location: Civic Center Library Community Rooms
330 N. Coast Highway
Oceanside, CA 92054**

More Information: Questions concerning the matter should be directed to Mr. Rob Dmohowski, AICP, Principal Planner, at 760-435-3563 or rdmohowski@oceansideca.org.

Accessibility: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Rob Dmohowski, Principal Planner, at (760) 435-3563, or rdmohowski@oceansideca.org. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide participation in the meeting or service. Assisted hearing devices will be available at this meeting without prior notification.