



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT City of Oceanside

Subject: GENERAL PLAN AMENDMENT (GPA22-00002); ZONE AMENDMENT (RZA22-00001); DEVELOPMENT PLAN (D22-00016); LOCAL COASTAL PLAN AMENDMENT (LCPA22-00004); REGULAR COASTAL DEVELOPMENT PERMIT; DEVELOPMENT PLAN; VESTING TENTATIVE TRACT MAP (T22-00006); AND SPECIFIC PLAN; SCH NO. 2023010231. 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 10.15-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.

The project (State Clearinghouse [SCH] No. 2023010231) 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, Development Plan, 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 852,434 gross square feet of development, with an additional 297,673 gross square feet devoted to above grade parking and 454,276 gross square feet for below grade parking, supplying up to 1,868 parking stalls. On-site development would include the following: 588,322 square feet of residential use, including 547 residential apartment units and associated amenities; 160,656-square foot boutique hotel, including 170 rooms and associated amenities; 64,085-square foot NCTD Headquarters building; 7,427-square foot modern intermodal transportation center with ancillary facilities; 29,196 square feet of retail and food and beverage service; and up to 1,868 parking stalls for public and private use.



**CITY OF OCEANSIDE
NOTICE OF AVAILABILITY**

NOTICE IS HEREBY GIVEN that the City, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), has completed the Draft Environmental Impact Report (Draft EIR) for the proposed project described above, and that the Draft EIR is available for public review.

WHERE TO ACCESS THE DRAFT EIR: The Draft EIR, along with documents referenced in the Draft EIR, are available for review during the 45-day public review period at the City of Oceanside Planning Division counter, located at 300 North Coast Highway, Oceanside, CA 92054, the City of Oceanside Civic Center Library, located at 330 North Coast Highway, Oceanside, CA, the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue, Oceanside, CA, or online on the City of Oceanside website:

<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>.

Please direct any questions or comments regarding the Draft EIR to Rob Dmohowski, AICP, 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.

DRAFT EIR PUBLIC REVIEW PERIOD: Agencies, organizations, and the public must submit comments in response to this notice within the 45-day public review period beginning **September 4, 2024** and ending the close of business on **October 18, 2024**. All comments must be submitted in writing via mail or email to:

Rob Dmohowski, AICP, Principal Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
rdmohowski@oceansideca.org

PUBLIC HEARING: Following the close of the public review period for the Draft EIR and preparation of the Final EIR, the proposed project will be reviewed by the Planning Commission. Notification of the public hearing(s) will be provided in accordance with State law and the City's Public notification requirements.