



## **NOTICE OF PREPARATION**

### **City of Oceanside, California**

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**To:** Office of Planning and Research  
Responsible and Trustee Agencies  
Other Interested Parties

**Subject:** Notice of Preparation of an Environmental Impact Report (EIR)

**Project:** Olive Park Apartments Project

**Lead Agency:** City of Oceanside

**Date:** April 19, 2024

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Shannon Vitale, Senior Planner, at (760) 435-3927. Please mail or e-mail your written response by May 20, 2024 to:

Development Services Department  
Attn: Shannon Vitale, Senior Planner  
300 N. Coast Hwy.  
Oceanside, California 92057  
Fax: (760) 435-3927  
E-Mail: [SVitale@oceansideca.org](mailto:SVitale@oceansideca.org)

**City/County Location:** City of Oceanside, County of San Diego

**Applicant:** Capstone Equities

**Project Location:** The project site is located on a 43.50-acre site in the City of Oceanside, California. More specifically the site is located south of Oceanside Boulevard and west of College Boulevard; west of the terminus of Olive Drive and south of the North County Transit District (NCTD) rail line and College Boulevard Sprinter Station. Loma Alta Creek runs along the northern property boundary. The project site is located approximately 1.5 miles north of State Route 78 and is designated by the San Diego

Association of Governments (SANDAG) as a Smart Growth Opportunity Area due to its proximity to the College Boulevard Sprinter Station

The project site has a General Plan land use designation of Medium Density Residential (MDA-R), a zoning designation of Single Family Residential (RS), and is within the Mira Costa Neighborhood Planning Area.

**Project Description:** The project proposes to develop 6.11 acres (10.83 acres of impact) of the 43.5-acre site. The remaining approximately 32.67 acres would remain as natural open space and would be placed in a conservation easement as part of the proposed project. A total of approximately 52,328 square feet (1.2 acres) of common open space is proposed, which consists of common areas for each building including courtyards, paseo area, community garden, and dog run.

Development of the project is anticipated to occur over two phases. Phase 1 would include Building No. One located at the western portion of the site. Building No. One would be a 4-story building with 172 units with below grade parking. Phase 2 would include the construction of Building No. Two at the eastern portion of the project site. Two options are presented for Building No. Two: Option A includes 110 units and Option B includes 88 units. The project would construct up to a maximum of 282 multi-family dwelling units depending on which option is chosen for Building No. Two. All the dwelling units would be affordable to low, very-low, and extremely-low income households with one to three bedroom/two bath units. Access to the site would be provided via Olive Drive, at the eastern side of the project site. An emergency access only entry/exit to the project would be provided adjacent to the NCTD rail line.

The State of California's Density Bonus Law (Government Code Section 65915-65918) was established to promote the construction of affordable housing units and allows projects to exceed the maximum designated density and to use development standard waivers, reductions or incentives, and concessions in exchange for providing affordable housing units in compliance with all current density bonus regulations. The City implements these mandatory state requirements. Density Bonus law requires the City to determine the allowed number of dwelling units based on the greater of the density authorized by the General Plan or the zoning. Thus, the density for the project site is determined based on the General Plan's allowance of 9.9 dwelling units per acre. Dwelling unit distribution and density bonus calculations for the proposed project are outlined below.

Under the Density Bonus Law, where a density range is provided, the base number of units permitted is determined by multiplying the developable acreage, which is 34.5 acres (43.5 acre site – 1.98 acres of wetland/riparian – 7.01 acres of steep slope (slopes greater than 40% with more than a 25-foot change in elevation) = 34.5), by the maximum density for the specific zoning range and land use element of the General Plan applicable to the project (9.9 units per acre). Using this methodology, the base number of units allowed at the project site would be 341.6 (rounded up to 342 units as base allowable). Therefore, no density bonus to increase the allowable number of units is being requested as the

project would construct a total of either 260 units (with Option A for Building No. 2) or 282 units (with Option B for Building No. 2).

**Potential Environmental Effects:** Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Population and Housing, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

### **PUBLIC SCOPING MEETING**

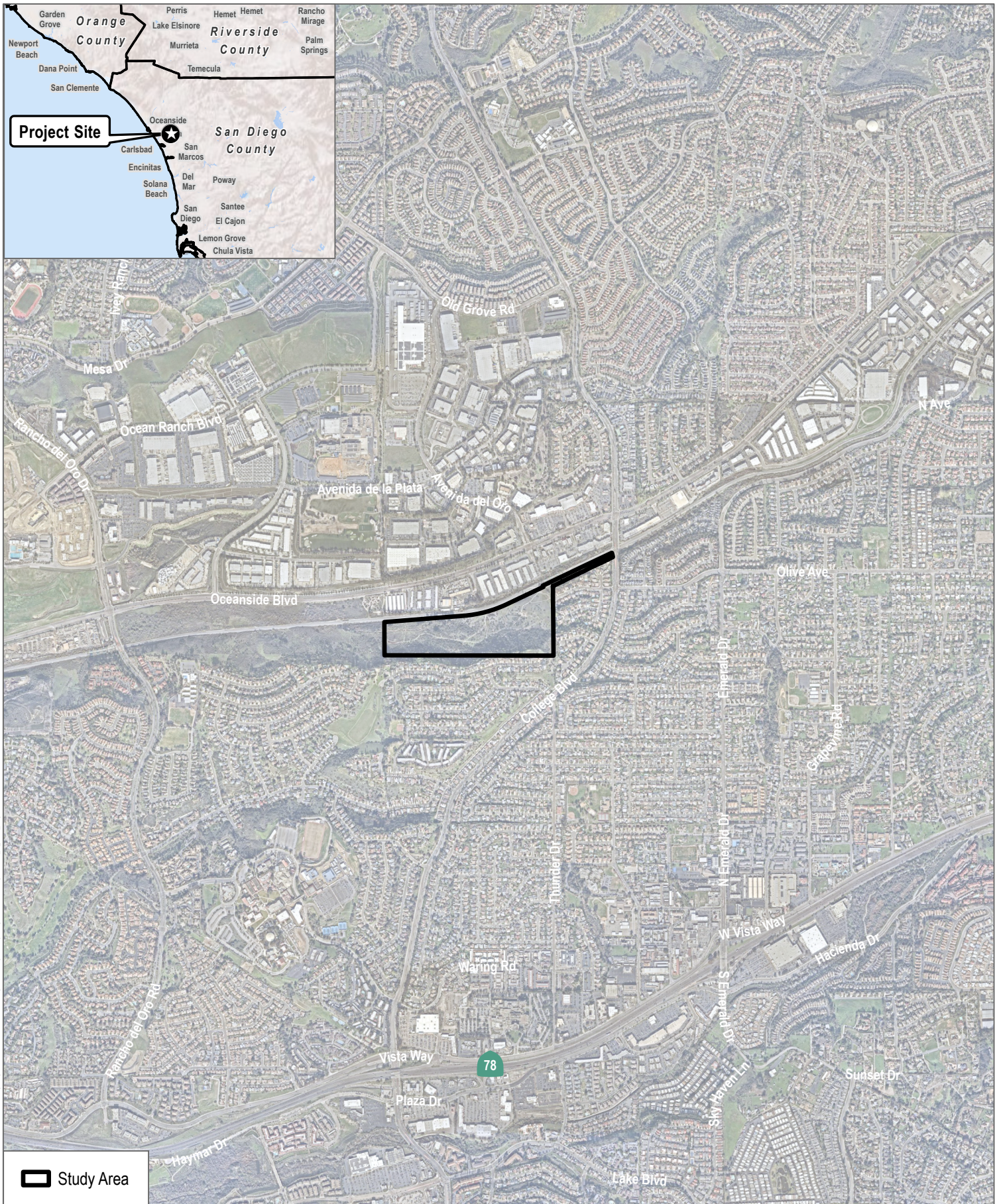
The City of Oceanside will hold a public scoping meeting to provide an overview of the project entitlement application and obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This meeting will take place on **Thursday, May 9, 2024, at 6:00 p.m. at the El Corazon Events Center: 3306 Senior Center Drive, Oceanside, CA 92056, in the City of Oceanside.** The meeting format will consist of a brief project presentation, followed by a public comment period, and open forum with city staff and applicant representatives. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Entitlement application materials for this project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City's eTRAKIT website (<https://crw.cityofoceaside.com/etrakit3/>) under project number D24-00006.

**Signature:** \_\_\_\_\_  
Shannon Vitale, Senior Planner

**Date:** April 19, 2024

**Attachments:** Figure 1, Location Map  
Figure 2, Site Plan




SOURCE: SanGIS 2023



**FIGURE 1**  
**Project Location**  
 Olive Park Apartments



-  Project Boundary
-  Project Off-Site Area
-  Project Site Design Area

SOURCE: SanGIS 2023



**FIGURE 2**  
Site Plan

Olive Park Apartments