

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024040851**

**Project Title:** Olive Park Apartments Project

Lead Agency: City of Oceanside Contact Person: Shannon Vitale  
 Mailing Address: 300 N. Coast Highway Phone: 760-435-3927  
 City: Oceanside Zip: 92054 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Oceanside

Cross Streets: Olive Drive, Oceanside Boulevard, and College Boulevard Zip Code: 92056

Longitude/Latitude (degrees, minutes and seconds): 33 ° 12 ' 10.72" N / 117 ° 17 ' 23.68" W Total Acres: 10.87

Assessor's Parcel No.: 162-111-04 Section: 22 Twp.: 11S Range: 4W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 78 Waterways: n/a

Airports: n/a Railways: NCTD Rail line and College Boulevard Sprinter Station Schools: McAuliffe Elementary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 282 Acres 6.11  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Plan designation of Medium Density Residential (MDA-R), with a zoning designation of Single Family Residential (RS), and is within the Mira Costa Neighborhood Planning Area

**Project Description:** *(please use a separate page if necessary)*

The project proposes to develop 6.11 acres of the 43.50-acre site. The remaining approximately 32.63 acres would remain as natural open space and would be placed in conservation easement as part of the proposed project. A total of approximately 50,375 square feet 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date October 25, 2024 Ending Date December 9, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Capstone Equities</u>
Address: <u>605 Third Street</u>	Address: <u>5600 West Jefferson Boulevard</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Los Angeles, CA 90016</u>
Contact: <u>Alexandra Martini</u>	Phone: <u>310-666-6860</u>
Phone: <u>714-395-8115</u>	

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Signature of Lead Agency Representative: Shannon Vitale Digitally signed by Shannon Vitale  
DN: cn=Shannon Vitale, ou=Building, email=SVitale@oceansideca.org  
Date: 2024.10.24 09:04:41 -0700 Date: 10/25/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.