



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: DEVELOPMENT PLAN (D24-00006); TENTATIVE PARCEL MAP (P24-00002); AND DENSITY BONUS APPLICATION (DB24-00001). The proposed Olive Park Apartments Project (project) site is located on a portion of a vacant 43.5-acre site in the City of Oceanside, California. The project site (Assessor's Parcel Number [APN] 162-111-04) 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.

Consistent with California Density Bonus Law, the project (State Clearinghouse [SCH] No. 2024040851) proposes approval of a Tentative Parcel Map and Development Plan to allow for the development of a 100% affordable transit-oriented community on 6.11 acres (10.87 acres of impact) of the vacant 43.5-acre site. The remaining approximately 32.63 acres would remain as natural open space and would be placed in a conservation easement as part of the project.

The project proposes a maximum of 260 multi-family residential units (Option A) with an option to build a maximum of 282 units (Option B) with a different unit mix of one to three bedroom/two bath units. All of the dwelling units will be affordable and will be designated for households not exceeding 80% of area median income. Under California Density Bonus Law, the base number of units permitted at the project site would be 342. Therefore, no density bonus to increase the allowable number of units is being requested.

Development of the project is anticipated to occur over one or two phases and will be comprised of two separate three to four-story residential apartment buildings with various landscape, open space and amenity areas. 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. Off-site improvements including utility, access (vehicular and pedestrian) and emergency only ingress/egress would occur on approximately 0.88 acres. Access to the project would be provided via Olive Drive, at the eastern side of the project site. Emergency only ingress/egress access to the project would be provided adjacent to the NCTD rail line.



**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 Shannon Vitale, AICP, 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.

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 **October 25, 2024** and ending the close of business on **December 9, 2024**. All comments must be submitted in writing via mail or email to:

Shannon Vitale, AICP, Senior Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
svitale@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.