



NOTICE OF DETERMINATION

City of Oceanside, California

TO:
Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, California. 92112-4147

FROM:
City of Oceanside
Planning Division
300 N. Coast Highway
Oceanside, California 92054

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2024040851

Lead Agency: City of Oceanside

Project Manager: Shannon Vitale, Senior Planner, Planning Division (760) 435-3927

Applicant: Capstone Equities

Address: 5600 West Jefferson Boulevard, Los Angeles, California 90016

Phone: 818-564-64426

Project Location: South of Oceanside Boulevard and west of College Boulevard; west terminus of Olive Drive and south of the North County Transit District (NCTD) rail line and College Boulevard Sprinter Station (APN 162-111-04)

Project Title: Olive Park Apartments Project

Description: Consistent with California Density Bonus Law, the project proposes approval of a Tentative Parcel Map, Development Plan and Density Bonus Application to allow for the development of a 100% affordable housing development on 6.33 acres (10.87 acres of impact) of the 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 to subdivide the property into three separate parcels and develop 199 multi-family residential units with a mix of one to three bedroom/two bath units. 100% of the dwelling units will be affordable as defined under California Density Bonus Law. Primary access to the site would occur from a new driveway to be located at the terminus of Olive Drive and the project site would provide a new pedestrian and bicycle access to the College Boulevard Sprinter Station.

The City Council of the City of Oceanside, as Lead Agency, approved the above described project on May 7, 2025 and determined that:

1. The project will not have a significant effect on the environment.
2. An EIR was prepared and adopted pursuant to the provisions of CEQA.
3. Mitigation Measures were established as conditions of approval and a Mitigation Monitoring Reporting Program was adopted.
4. A Statement of Overriding Consideration was not required.
5. Findings of fact were made pursuant to CEQA.

The Final EIR and the record of project approval are available to the public at the Development Services Department, Planning Division Counter, and 300 N. Coast Highway, Oceanside, California.


Shannon Vitale, Senior Planner

05/08/25
Date