



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: TENTATIVE MAP (T19-00004), DEVELOPMENT PLAN (D19-00016), AND CONDITIONAL USE PERMIT (CUP19-00021). The proposed project would be located on a 94.25-acre site north of Mission Avenue and SR 76, immediately east of Foussat Road and west of Fireside Street. The Project site includes 15 parcels, comprised of APNs 160-270-31, -79, and -82; 160-280-14, -48, -49, -50, -51, -53, -54, and -55; 160-290-58, -60, -63; as well as 160-270-77. This is a request for approval of a mixed-use development consisting of residential, commercial, and open space uses. The proposed residential component includes 700 multi-family units. The project also includes approximately 486,100 square-feet of commercial space uses, including 300-room hotel with associated facilities, surf lagoon, and up to 126,400 square-feet of retail, medical, office, dining, and fitness facilities. The space would have access to the local circulation network, including Mission Avenue and SR 76. Approximately 1.95-acre of the project site includes a City-owned parcel located at the northeast corner of the SR 76/Foussat Road intersection. The requested entitlements include a Tentative Map, Development Plan, and Conditional Use Permit.

NOTICE IS HEREBY GIVEN that the City of Oceanside has caused to be prepared a Draft Supplemental Environmental Impact Report (SEIR) for the subject project. The Draft SEIR identifies that the proposed project would result in either no impacts or less than significant impacts relative to energy, population and housing, recreation, and wildfire. The Draft EIR identifies that the proposed project would result in impacts mitigated to less than significant levels relative to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural (and Tribal Cultural) Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Paleontological Resources, Public Services, and Utilities. The Draft EIR identifies that significant and unavoidable impacts would occur related to transportation. The City's decision to prepare a SEIR should not be construed as a recommendation of either approval or denial of this project. The SEIR public review period is from Tuesday, August 24, 2021 – Friday, October 8, 2021. The City invites members of the general public to review and comment on this environmental documentation.

Copies of the SEIR and supporting documents are available for public review and comment on the City of Oceanside website: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>, the City of Oceanside Planning Division counter located in the Civic Center at 300 North Coast Highway, the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions or comments regarding the SEIR to Sergio Madera, Principal Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3539 or by email to smadera@oceansideca.org.

A blue ink signature of Sergio Madera, consisting of a stylized, cursive script.

Sergio Madera,
Principal Planner



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Source: Aerial (Nearmap 1/2020)