

Notice of Completion & Environmental Document Transmittal

SCH# 2017111069

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

Project Title: North River Farms Planned Development Plan
Lead Agency: City of Oceanside Contact Person: Rob Dmohowski
Mailing Address: 300 North Coast Highway Phone: 760-435-3563
City: City of Oceanside Zip: 92054 County: San Diego

Project Location: County: San Diego City/Nearest Community: Oceanside
Cross Streets: North River Road and Wilshire Road Zip Code: 92057
Longitude/Latitude (degrees, minutes and seconds): 33 ° 15 ' 28.29 " N / 117 ° 16 ' 55.29 " W Total Acres: 214.1
Assessor's Parcel No.: 157-100-83-00 and 157-100-84-00 Section: Twp: Range: Base:
Within 2 Miles: State Hwy#: SR-76 Waterways: San Luis Rey River
Airports: Railways: Schools: Del Rio Elementary, Cesar Chavez Middle, El Camino High 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: Recirculated EIR

Gov. Office of Planning & Research

AUG 12 2019

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Vesting Tentative Map and Planned Development Plan

STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 585 Acres
[] Office: Sq. ft. Acres Employees
[X] Commercial Sq. ft. Acres Employees 13.8
[] Industrial: Sq. ft. Acres Employees
[] Educational:
[X] Recreational 17.0 acres park and open space
[] Water Facilities: Type MGD [X] Other: 68.1 acres agricultural

Project Issues Discussed in Document:

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

A.H.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 12 - 2019

SCH COMPLIANCE 9 - 25 - 2019

Project Sent to the following State Agencies

[X] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[X] Conservation
[X] CDFW # 5
[X] Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
[X] CHP
[X] Caltrans# 11
Trans Planning
Other
Education
Food & Agriculture
[X] HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
[X] ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
[X] SWRCB: Div. of Drinking Water
[X] SWRCB: Div. Drinking Wtr # H
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 9
[X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017111069
Please forward late comments directly to the Lead Agency

AQMD/APCD 27
(Resources: 8 / 17)

Present Land Use/Zoning/General Plan Designation:

This project site is currently zoned Agricultural (A) and Agricultural (A) with a Scenic Park (SP) overlay on the southern side of N. River Road. The project site has a General Plan land use designation of Agricultural (A). The project site is currently used by West Coast Tomato Growers as agricultural land to cultivate tomatoes. Several vacant single-family structures are located in the northern and central portions of the project site. Additionally, structures on site include a single-family residence converted into an office building, storage structures, temporary greenhouses, a transfer facility, an equipment maintenance area, and a water filtration facility with an approximately 265,000-gallon aboveground water tank with associated plastic-lined basins. A network of unimproved dirt roads and an irrigation system also extend throughout the project site.

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

The proposed project proposes a planned development consisting of a General Plan Amendment, Zoning Ordinance Amendment, Planned Development Plan, a Development Plan and a Vesting Tentative Map. If approved, these entitlements would allow the development of a planned residential, mixed-use, project on 214.1 acres of land in the northeastern portion of the City along the N. River Road alignment. The proposed project would allow for the development of up to 585 dwelling units for an overall density of approximately 2.73 dwelling units per gross acre. The Draft EIR evaluated development of a total of 689 residential units throughout the analysis, for an overall density of approximately 4 dwelling units per gross acre. The total residential unit count has since been reduced from 689 to 656. The total residential unit count has again been subsequently reduced from 656 to 585. The proposed project would also allow for a variety of agricultural uses, housing types, a boutique hotel or restaurant/retail, an education center, and flexible commercial uses on the site. Approximately 68.1 acres would be dedicated to agriculture throughout the project site. Another 17.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

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 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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input 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 type="checkbox"/> Fish & Game Region # _____ | <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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 12, 2019 Ending Date September 26, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>NRF Project Owner, LLC</u>
Address: <u>605 Third Street</u>	Address: <u>2235 Encinitas Boulevard #216</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Brian Grover</u>	Phone: <u>760-944-7611</u>
Phone: <u>760-479-4248</u>	

Signature of Lead Agency Representative: _____



Date: 8/9/19

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