

APPENDIX A

Public Scoping Comments

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



RECEIVED

JUN 17 2019

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

June 7, 2019

Richard Greenbauer
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92057

RE: SCH# 2019050007 Alta Oceanside Mixed-Use Project Tentative Map (RT19-00001), Development Plan (RD19-00001), Regular Coastal Permit (RRP19-00001) and Request for Density Bonus, San Diego County

Dear Mr. Greenbauer:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov.

Sincerely,



for
Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside, project #RT19-00001
Date: Monday, June 17, 2019 7:37:27 AM

From: Shawn Allen <sallenbrown@gmail.com>
Sent: Sunday, June 16, 2019 2:59 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside, project #RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

I am writing to you regarding the above project. I have significant concerns about public safety that this project could cause especially how the plans stand today. The "road", Costa Pacifica Way, is more of a long "driveway" than a road. A project of this size using this as their primary access to Coast Highway is very worrisome. The corner of Costa Pacifica Way and Coast Hwy is already congested with the In N Out restaurant along with the local traffic. I live in the area and see potential traffic collisions frequently. Add a project of this scope to the equation and the concern is very real for traffic collisions involving cars and pedestrians.

I understand there is another access but will primarily be used as a fire lane and for just a few of the units. I suggest making that the primary access. Another option is decreasing the scope of the project.

Along with public safety, the project plans do not appear to complement and "fit in" with the City of Oceanside. It towers over the other developments in the area and sticks out "like a sore thumb". I wonder if the scope of the project could be altered to be more complementary to the city.

Thank you for the opportunity to give feedback on this project.

Sincerely,
Shawn A. Allen

**Alta Oceanside
Scoping Meeting Comments**

(please hand in to City staff at the meeting or return by 4:00 p.m. on June 17, 2019)

Name: Richard and Lori Armstrong
Agency/Organization: Seacliff Condominiums
Address: 1021 Costa Pacifica Way # 2403
City, State, Zip Code: Oceanside, CA 92054
Phone (optional): _____
E-mail (optional): Rarmst8233@aol.com
Would you like to remain on our mailing list to receive future project updates? Yes ☒ No ☐

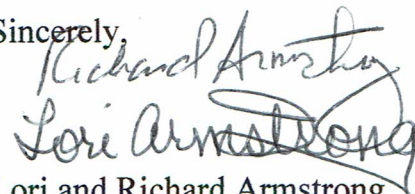
We are residents of Seacliff Condominiums, and would like to offer input to the planned Alta Oceanside project as currently proposed. We have significant concerns about the vehicular traffic impact and pedestrian safety.

In its current form, the Alta plan calls for the vast majority of vehicular traffic to use Costa Pacifica Way as the primary access. This heavy increase to an already strained congestion situation at Costa Pacifica and North Coast Highway will undoubtedly increase the chances of car accidents and pedestrian injuries. We would like to see a second access provided for the parking structure on the south side of Alta Oceanside. This would alleviate a great deal of congestion on Costa Pacifica at North Coast Highway as well as provide multiple exits in case of an emergency or necessary evacuation.

We understand that a preliminary traffic study has been conducted, but we would encourage you to do a further study during the summer months.

Regarding pedestrian safety, although there is an existing sidewalk, few if any use it due to the multiple switchbacks. As a result, virtually everyone walks down the center of the driveway, including bikes, strollers and skateboarders. Because of the expected increase of foot traffic for beach access, we are concerned that the blind curve of our driveway will create the potential for accidents.

We encourage you to visit the site, drive along our driveway and walk on the sidewalk to better understand the safety issues we presented.

Sincerely,

Lori and Richard Armstrong

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: Seacliff | Alta Oceanside Project
Date: Monday, June 17, 2019 7:44:33 AM
Importance: High

From: Udo.Bruehl@sony.com <Udo.Bruehl@sony.com>
Sent: Thursday, June 13, 2019 6:22 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Seacliff | Alta Oceanside Project
Importance: High

Warning: External Source

Mr. Greenbauer,

I wanted to take the time and voice my concern is to the Alta Oceanside project. As a resident of the Seacliff property I concur with the Seacliff Boards assessment in reviewing the impact report. I have definite concerns as to traffic, based on proposed entrance and exit from Costa Pacifica Way as cited. If this were even considered the entrance must be via North Coast Highway and not impeding Costa Pacifica Way which was not designed for the purposed in supporting significant additional traffic. Based on the mixed use and the number of parking spaces, 565, available in the proposed development, it will create a constant traffic grid if access were via Costa Pacifica Way. CPW is not conducive to high vehicle traffic supporting up to 565 vehicles. I also question who would assume the maintenance cost based on the accelerated wear and tear on Costa Pacifica Way. The Seacliff HOA cannot assume this liability or the additional maintenance cost based on the increased automotive traffic. As a homeowner it would not be acceptable to increase our HOA fees which are already extremely high.

Sometimes getting on the North Coast Highway from Costa Pacifica Way is a challenge as it is and it could be a disaster as to an impending accident especially during the summer period. I have already seen many close calls with vehicles and pedestrians alike attempting to just cross the street to get to In and Out. If this did come to pass a traffic light would be an absolute must.

I am also concerned as to the pedestrian traffic as cited from the complex which could potentially create a safety issue for the Seacliff residents. I am all for progress but this doesn't fit the bill and is not conducive to us as homeowners and life style of Seacliff. In the event the Oceanside Planning Board were to consider this project the number of units *must be significantly* reduced to a mutual and acceptable level for all parties, including Seacliff residents and the garage entrance by from the North Coast Highway.

<https://ceqanet.opr.ca.gov/2019050007/2>

I would welcome speaking with you directly in the event you believe this would be beneficial.

Sincerely,

Udo & Marci Bruehl

1021 Costa Pacifica Way, #2110

Oceanside, CA 92054

Ph: 949.636.4659

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside, project #RT19-00001
Date: Monday, June 17, 2019 7:38:37 AM

From: Denise Bueno <deniserbueno@gmail.com>
Sent: Sunday, June 16, 2019 12:39 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Cc: Denise Bueno <deniserbueno@gmail.com>
Subject: Alta Oceanside, project #RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

As an owner in the Sea Cliff Condominiums since 2013, I have welcomed all the wonderful positive changes and growth happening in Oceanside.

However, I feel that several areas need to be looked into more extensively with regard to the possible significant impact this project could have in the existing environment.

Specifically please review impact on
SAFETY of pedestrians, traffic and the residents living in this area-

I worry-

will I be able to get out of our unit in an emergency with only one way in and one way out for over 300 proposed units and the current 100 units?

will I be able to see people walking up and down the middle of Costa Pacifica Way at sunset or in the dark as I drive in or out?

Will fire/police be able to handle this high density area with only one way in and one way out?

SIZE of the project and the **Environmental impact**

I leave this to the experts but I can only imagine the impact of over 300 units on one side of the street and a proposed Marriott on the other side of Costa Pacifica Way.

AESTHETICS

Does the city have an overall goal that they want to have the new developers incorporate in their projects to make Oceanside Oceanside?

Thank you for seriously looking into alternatives to the submitted application or at least come up with some compromises that will not only take into consideration the current residents of the neighborhood but also the future residents and projects in the area.

Sincerely,
Denise R. Bueno
1019 Costa Pacifica Way Unit 1308

Oceanside, CA 92054
4809514120

Ann Gunter

From: Richard Greenbauer <RGreenbauer@oceansideca.org>
Sent: Monday, June 03, 2019 9:30 AM
To: Ann Gunter
Cc: 'Brian Grover' (bgrover@dudek.com)
Subject: FW: Alta Oceanside proposed project

Ann,

Another comment letter.

Richard Greenbauer, Principal Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: 760-435-3519
Fax: 760-754-2958
rgreenbauer@oceansideca.org

Please be advised that all e-mails and phone messages are maintained on the City's server for 90 days and are considered public information when requested.

From: Gabriella Carenza <gabe.carenza@gmail.com>
Sent: Saturday, June 01, 2019 9:09 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Cc: Peter Weiss <PWeiss@oceansideca.org>; Jack Feller <JFeller@oceansideca.org>; Esther Sanchez <ESanchez@oceansideca.org>; Christopher Rodriguez <CRodriguez@oceansideca.org>; Ryan Keim <rkeim@oceansideca.org>
Subject: Alta Oceanside proposed project

Warning: External Source

June 1, 2019

Richard Greenbauer
Principal Planner
Development Services Department
300 N. Coast Highway
Oceanside, CA 92057
Re: Alta Oceanside Proposed Project

Dear Mr. Greenbauer,

My name is Gabriella Carenza, a resident of Seacliff Condominiums. I am aware of the Alta Oceanside mixed use project being proposed on the corner of North Coast Highway and Costa Pacifica Way. I have significant concerns about the project in its current design. Since the proposed project contains 300+ units and will have only one egress onto Costa Pacifica Way for 600+ cars each day, the additional traffic will increase the already dangerous intersection. Ingress and egress is already extremely difficult and dangerous due to the numerous vehicles on North Coast Highway from Camp Pendleton, Roadway Inn and In & Out. I have difficulty exiting and entering my driveway onto Costa Pacifica Way everyday. Safety will be an issue with additional cars entering and exiting Costa Pacifica Way, the hotel and In & Out Burger. In the past, Seacliff residents have requested a traffic light and markings on the road in front of our driveway to say "Do Not Block", but these ideas have been rejected. The original proposed project of 52 condominiums has the easement onto Costa Pacifica Way. It does not seem reasonable to extend that easement to 300+ units.

It is reasonable to flip the proposed project to provide the majority of the resident traffic onto North Coast Highway. Costa Pacifica Way would then only be egressed by the 10 condominiums and commercial spaces. Seacliff would also benefit from a gate to our driveway at the second monumentation, which would be after the entrance to the proposed Alta Oceanside. Our driveway does not have enough room for a u-turn at the end of Costa Pacifica Way for vehicles who inadvertently come down the driveway. The gate for vehicles would allow for continued pedestrian passage for beach access on the left side. Currently, people walk down the driveway and do not use the sidewalk, which is a safety issue to oncoming vehicles. A new sidewalk on the right side would also encourage safe passage for pedestrians.

Although I am not apposed to the Alta Oceanside project in general, I am not in favor in it's current layout. Please consider requesting appropriate changes to optimize pedestrian and vehicle safety, minimize traffic congestion, and maintain our quality of life. I would be glad to meet with you at the site to show you my concerns.

Thank you for your consideration,

Gabriella Carenza

1019 Costa Pacifica Way #1108

Oceanside, CA 92054

760-519-6786

Cc: Peter Weiss
Jack Feller
Esther C. Sanchez
Ryan Keim

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Proposed Alta Oceanside Project #RT 19-00001
Date: Wednesday, June 12, 2019 10:55:07 AM

From: Roxanne Carr <roxcarr@gmail.com>
Sent: Wednesday, June 12, 2019 10:28 AM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Proposed Alta Oceanside Project #RT 19-00001

Warning: External Source

I believe there are some major areas of concern that need serious, further review due to the possibility of a very significant changes in the existing environment if the proposed project were to proceed as currently planned, specifically:

- Transportation, traffic and safety, including that of pedestrians
- Aesthetics due to the size of the proposed project
- Possible excessive noise from the inhabitants
- Public services for subject or lack thereof
- Drainage of the proposed project must be specific

After further study, I sincerely hope to see alternatives for the application to be reviewed and studied in depth. At the very least, there should be minimum mitigation measures to reduce the adverse environmental impacts.

Thank you,

Roxanne Carr

Roxanne Carr
1021 Costa Pacifica Way, #2213
Oceanside, CA 92054
805-550-2420

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside Project #RT1-00001
Date: Wednesday, June 12, 2019 7:49:39 AM

From: Deb <dldrew@sbcglobal.net>
Sent: Tuesday, June 11, 2019 4:26 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside Project #RT1-00001

Warning: External Source

June 11, 2019

Dear Mr. Greenbauer,

I am very concerned about elements of this project and how they will impact Oceanside and our community. I believe the possibility of a significant change to the environment is certain in the following areas:

Transportation, traffic and safety, including pedestrians

The area is already very dense with traffic and pedestrians. I have had many near misses in my vehicle as I exit or enter Seacliff. It is clearly not safe and I always warn my visitors.

Size of the project

Noise

Pollution

Public services

As a result of this study I hope to see alternatives to the submitted application, or at a minimum, mitigation measures to reduce the almost certain adverse environmental impacts.

Sincerely,

Debra L. Drew
1021 Costa Pacifica Way, 2302
Oceanside, CA 92054

Sent from [Mail](#) for Windows 10

Alta Oceanside
Scoping Meeting Comments

(please hand in to City staff at the meeting or return by 4:00 p.m. on June 17, 2019)

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JUN 17 2019

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Name: RON & SAMUEL ERICKSON
Agency/Organization: SEACLIFF RESIDENTS
Address: 1019 COSTA PACIFICA WAY UNIT #1209
City, State, Zip Code: OCEANSIDE, CA 92054
Phone (optional): 480-329-2914
E-mail (optional): AIRYSON@COX.NET
Would you like to remain on our mailing list to receive future project updates? Yes ☒ No ☐

Comments:

WE WERE AT THE MEETING THE OTHER NIGHT TALKING ABOUT E1 ISSUES. THE BIGGEST ISSUE FOR SEACLIFF RESIDENTS IS THE HIGH EXTRA TRAFFIC LOAD ON COSTA PACIFICA, BOTH CARS AND PEDESTRIANS.

WE WERE PERPLEXED BY THE FACT THAT THEY SAID A STUDY WAS DONE AND CONCLUDED A TRAFFIC LIGHT WAS NOT NEEDED. WHAT STUDY AND WHEN? WAS IT DONE IN SUMMER WITH ALL THE INCREASED TRAFFIC?

WE FEEL THE WHOLE PROJECT WAS POORLY DESIGNED WITH ALL CARS AND PEOPLE DUMPING ON TO COSTA PACIFICA WAY. THAT STREET AND INTERSECTION WERE NOT DESIGNED FOR SO MUCH TRAFFIC. WHAT HAPPENS IN AN EMERGENCY SITUATION? WILL CONSTRUCTION TRAFFIC USE COSTA PACIFICA WAY? MANY CONCERNS!!!

THANK YOU! Ron & Samuel Erickson

June 17, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

Via email: RGreenbauer@oceansideca.org
Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

Transportation, traffic and safety, including pedestrians

Multiple issues have caused accidents and road rage from drivers whom are aloof to our road design and visiting from other parts of the country. While we love tourism in our city, there are several design flaws causing a bottle neck between the 76 highway light and Costa Pacifica Way. The entrance to In-N-Out, along with the heavy traffic to and from Camp Pendleton during business commuting hours is causing severe traffic delays. With the addition of the new community using the same access road, we are looking at numerous issues in the future and potential safety concerns.

Land Use and Planning and the effects on the general environment

Daily, we see a massive build-up of littering along our roadside on Coast Highway, down our private drive and on the bike bath. Adding a 309 unit building is sure to increase this debris and impact our natural wildlife preserve bordering the bike path. Creating a different access point to the project should be reviewed.

Hydrology, where is this project going to drain

The run off direction is down our driveway and through our sewer systems out to the habitat preserve and into the Ocean! Thus, killing wildlife and causing sewage issues. Solutions to add another

access driveway rather than using Costa Pacifica Way should be considered.

Noise

Our peaceful community as previously stated, is bordered by a wildlife preserve, lagoon and ocean. The impact of the noise will disrupt and aggravate the ecology around our home.

Public Services

Adding a separate public beach access point on the northern side of Costa Pacifica Way to the bike path should be considered. Our community deals with excessive theft and loitering from non-residents due to the fact that the front of our community is used for public beach access. I propose closing off the access point at the end of our green belt and turning into a private beach access for Seacliff community and re-directing public beach access to the trail coming down for where the current Rodeway Inn is located on the north end of our road.

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,

Mike Franklin

1021 Costa Pacifica Way, #2313

Oceanside, CA 92054

760-622-7716

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: Alta Oceanside, project #RT19-00001
Date: Wednesday, June 12, 2019 7:52:06 AM

From: Liz Glass <lglass2625@aol.com>
Sent: Tuesday, June 11, 2019 1:59 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside, project #RT19-00001

Warning: External Source

[Development Services Department](#)
[Attn: Richard Greenbauer, Principal Planner](#)
[300 N. Coast Highway](#)
[Oceanside, CA 92057](#)
[June 11, 2019.](#)

-
Via email: RGreenbauer@oceansideca.org
& fax to: Attn: Richard Greenbauer, Principal Planner
(760) 435-2958
Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,
I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

- Public Safety
- Transportation, traffic and safety, including pedestrians
- Pollution environmental
- Land Use and Planning and the effects on the general environment
- Aesthetics, the size of the project
- Hydrology, where is this project going to drain
- Noise
- Public Services
- Recreation

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,
Rory and Elizabeth Glass
Rory and Elizabeth Glass -Owners
1021 Costa Pacifica Way, #2103
Oceanside, CA 92054
760-617-1054 – email; LGLASS2625@aol.com

June 17, 2019

Development Services Department

Attn: Richard Greenbauer, Principal Planner

300 N. Coast Highway

Oceanside, CA 92057

Via email: RGreenbauer@oceansideca.org

Regarding: Alta Oceanside, project #RT 19-00001

Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

Transportation, traffic and safety, including pedestrians. The Seacliff owners are already having issues getting out of Costa Pacifica Way onto Coast Highway. With the addition of In N Out a couple of years ago it has exasperated the problem. The ingress and egress of In N Out make it difficult to turn left onto Costa Pacifica Way, and making a right onto Coast Highway from Costa Pacifica Way. Most pedestrians walking down Costa Pacifica Way do not use the sidewalk, instead using the street, causing close calls of being hit by a car. With an additional use of over 500 vehicles using Costa Pacifica as there only entrance and exit needs to be reviewed, as well as the additional people walking through our property to access the beach.

Land Use and the Planning and the effects on the general environment. The size of this property compared to surrounding existing businesses, motels and hotels seems to be too large to have only one entrance. Where are the trash trucks going to be accessing their trash bins? Does there facility allow enough room to accomodate moving trucks to enter and stay off Costa Pacifica Way?

Safety is a big concern to me. I hope everyone involves takes the time to research the impact this large apartment complex is going to have on the city.

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce adverse environmental and safety impacts.

Sincerely,

Laurie Hacker

1019 Costa Pacifica Way Unit 1202

Oceanside, CA 92054

(909)815-1181

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: the Alta Oceanside Project
Date: Wednesday, June 12, 2019 7:50:33 AM

From: P H <pete_92054@yahoo.com>
Sent: Tuesday, June 11, 2019 3:56 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Re: the Alta Oceanside Project

Warning: External Source

Good afternoon,

As a long term resident of MiraMar MHP which borders the eventual Alta Oceanside Project my concern is the noise associated with construction. Would it be possible that before actual construction that the owners of the effected project be ordered to construct a noise barrier along the MiraMar property line?

Thank you,

Pete Hanna
425-777-5683

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: EIR for Alta Oceanside, Project #RT19-00001
Date: Wednesday, June 12, 2019 7:48:55 AM

Scoping Meeting Comments are flowing in so I will forward several behind this email.

From: Rose Hanson <rose.hanson@gmail.com>
Sent: Wednesday, June 12, 2019 6:59 AM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: EIR for Alta Oceanside, Project #RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

I am a homeowner at Seacliff and am writing to you about the EIR for Alta Oceanside. My two major concerns for this project are traffic congestion on Costa Pacifica Way and the aesthetics of the proposed building.

The current plan for Alta Oceanside has the only vehicle entrance to the parking structure feed on to Costa Pacifica Way. This intersection is already congested and dangerous because of cars entering into the In and Out parking lot from multiple directions and pedestrians crossing the street with no crosswalk, especially in the summertime. The proposed plan would significantly worsen this situation by greatly increasing the number of cars trying to make a left or right turn onto Coast Highway from Costa Pacifica Way.

My second concern relates to the aesthetics of a single building of such immense size. A six-story building will dwarf everything else in the neighborhood. The proposed design will look unsightly and out of place in the surrounding area.

Thank you for your consideration and please feel free to contact me if you have any questions about this letter.

Sincerely,

Rose Hanson
1021 Costa Pacifica Way, Unit 2407
Oceanside, CA 92054
760-405-3753

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside, project #RT19-00001
Date: Monday, June 17, 2019 7:43:54 AM

From: Scott Hanson <scotth20171@gmail.com>
Sent: Thursday, June 13, 2019 7:00 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Re: Alta Oceanside, project #RT19-00001

Warning: External Source

Mr Greenbauer,
Can you please confirm that you received the following email on Tuesday? The deadline for this is Monday and I want to make sure it is added to the EIR report.

Scott Hanson
scotth20171@gmail.com
571.766.8647

On Tue, Jun 11, 2019, 1:21 PM Scott Hanson <scotth20171@gmail.com> wrote:

Dear Mr. Greenbauer,

I am a homeowner of Seacliff and attended the meeting about the EIR for Alta Oceanside. My two major concerns for this project is the traffic situation on Costa Pacifica Way and the immense size of the project.

When we purchased our condo on Costa Pacifica Way we knew about the Seacliff Terrace plan to add a third building and believed that the design of Costa Pacifica included the extra traffic from 52 more condos. What the plan was not designed for was 309 apartments with over 500 parking spaces added to the small, private driveway. This extra traffic along with the extra traffic from the In 'N Out across the street will cripple the traffic in the area.

My second concern relates to the aesthetics of a single building that large in the area. A six-story building will dwarf everything else in the neighborhood. The volume of this one building is larger than the downtown apartment buildings Pierside North and South combined. A structure that large will look out of place when compared to the rest of the buildings nearby.

We do know that something needs to be built in that area and the removal of the Main Attraction would definitely be a bonus, but the plans

for Alta Oceanside as they are now are not what this area of Oceanside needs.

Scott Hanson
1021 Costa Pacifica Way
Unit 2407
Oceanside, CA 92054
571-766-8647
scotth20171@gmail.com

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside, project #RT19-00001
Date: Tuesday, June 11, 2019 1:23:20 PM

More Scoping Comments.

From: Scott Hanson <scotth20171@gmail.com>
Sent: Tuesday, June 11, 2019 1:21 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside, project #RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

I am a homeowner of Seacliff and attended the meeting about the EIR for Alta Oceanside. My two major concerns for this project is the traffic situation on Costa Pacifica Way and the immense size of the project.

When we purchased our condo on Costa Pacifica Way we knew about the Seacliff Terrace plan to add a third building and believed that the design of Costa Pacifica included the extra traffic from 52 more condos. What the plan was not designed for was 309 apartments with over 500 parking spaces added to the small, private driveway. This extra traffic along with the extra traffic from the In 'N Out across the street will cripple the traffic in the area.

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We do know that something needs to be built in that area and the removal of the Main Attraction would definitely be a bonus, but the plans for Alta Oceanside as they are now are not what this area of Oceanside needs.

Scott Hanson
1021 Costa Pacifica Way
Unit 2407
Oceanside, CA 92054
571-766-8647
scotth20171@gmail.com

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: Alta Oceanside project RT19-00001
Date: Monday, June 17, 2019 7:42:10 AM

From: JODY HUGHES <jody09xlr@gmail.com>
Sent: Friday, June 14, 2019 10:15 AM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside project RT19-00001

Warning: External Source

Dear Mr Greenbauer

I moved

To Oceanside because it was a smaller community not so over developed.

I have several concerns about the Alta Oceanside project. I have listed them below.

I parking entrance and exit for over 500 cars that will easily block up the Costa Pacifica Way.
I would like the study to develop another entrance and exit.

The size of the project from the level of Seaclif puts that height around 90 feet right above our 2 building and pool area.

Drainage? Where will all the water be drained too?

The amount of people who will be down around the wildlife sanctuary walking and biking seems like it will disturb the inhabitants of that area.

There may need to be a gate of some type so cars do not continue down to Seacliff with the being no room for a turn around.

We have recently had a fire in our building and saw the chaos that it can create. The fire trucks had a very hard time turning around and getting to a position . I can only imagine the crisis that would happen if both Alta and Seacliff had to be evacuated . This extra entrance and exit is needed for safety as well.

I hope are concerns will b looked into and the appropriate changes made to The plan.

Thank you
Jo Hughes
1021 Costa Pacifica Way # 2204
Oceanside, Ca. 92054

**Alta Oceanside
Scoping Meeting Comments**

(please hand in to City staff at the meeting or return by 4:00 p.m. on June 17, 2019)

Name: SHI HUO
Agency/Organization: Seacliff
Address: 1019 Costa Pacific Way #1107
City, State, Zip Code: Oceanside, 92056
Phone (optional): 949-632-1401
E-mail (optional): jystone@yahoo.com
Would you like to remain on our mailing list to receive future project updates? Yes ☒ No ☐

Comments: It is obviously the Alta Oceanside project is going to cause a big impact on the Costa Pacific way ~~that~~ which is the only access to the seacliff residents, so it is a big concern on the traffic jam in the daily use by all the residents and impossible for emergency evacuation. If this problem is not addressed properly, we don't want this project to go through.

Thanks,

SHI HUO

Shi Huo

6/7/2019

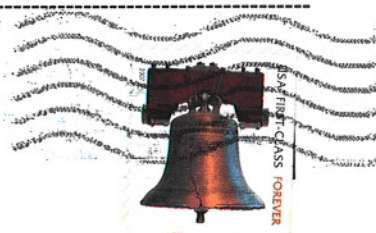
Comments (continued)

-----Please fold in thirds-----

Please tape it closed and affix a stamp. Thank you!

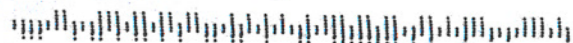
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City of Oceanside Planning Division
Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Hwy.
Oceanside, California 92057

92054-265999



June 17, 2019

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JUN 17 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Via email: RGreenbauer@oceansideca.org
Regarding: Alta Oceanside, project #RT19-00001


Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

- Transportation, traffic and safety, including pedestrians
- Land Use and Planning and the effects on the general environment
- Aesthetics, the size of the project
- Hydrology, where is this project going to drain
- Noise
- Public Services
- Recreation

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,



Linda Iwansky

1019 Costa Pacifica Way, #1402
Oceanside, CA 92054
818-635-4131

June 17, 2019

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

fax to: Attn: Richard Greenbauer, Principal Planner
(760) 435-2958

Dear Mr. Greenbauer,

I think the Alta Oceanside will cause significant problems in the following areas:

Transportation Traffic and Safety, including Pedestrians
Land Use and Planning – the effects on the general environment
Aesthetics – the large size and look of the project
Public Services – impact on Fire and Police Departments
Recreation – too many pedestrians walking down Costa Pacifica
Utilities and Service Systems – demands on the environment
Hydrology and Water Quality

Sincerely,



Linda Iwansky

1019 Costa Pacifica Way, #1402

Oceanside, CA 92054

818-515-0518

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June 17, 2019

JUN 17 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Via email: RGreenbauer@oceansideca.org
Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

Transportation, traffic and safety, including pedestrians

Land Use and Planning and the effects on the general environment

Aesthetics, the size of the project

Hydrology, where is this project going to drain

Noise

Public Services

Recreation

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,



Emil Iwansky

1019 Costa Pacifica Way, #1402

Oceanside, CA 92054

818-515-0518

June 17, 2019

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JUN 17 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

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DEVELOPMENT SERVICES

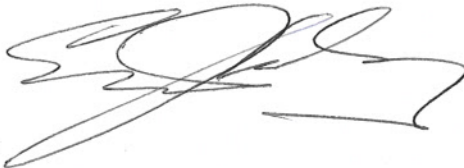
fax to: Attn: Richard Greenbauer, Principal Planner
(760) 435-2958

Dear Mr. Greenbauer,

I think the Alta Oceanside will cause significant problems in the following areas:

Transportation Traffic and Safety, including Pedestrians
Land Use and Planning – the effects on the general environment
Aesthetics – the large size and look of the project
Public Services – impact on Fire and Police Departments
Recreation – too many pedestrians walking down Costa Pacifica
Utilities and Service Systems – demands on the environment
Hydrology and Water Quality

Sincerely,



Emil Iwansky

1019 Costa Pacifica Way, #1402
Oceanside, CA 92054
818-635-4131

June 12, 2019

Development Services Department

Attn: Richard Greenbaue, Principal Planner

(760-435-2985)

300 N Coast Highway

Oceanside, Ca 92057

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DEVELOPMENT SERVICES

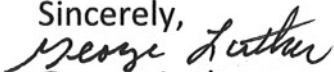
Dear Mr. Greenbauer,

I think the Alta Oceanside Mixed Use plan will cause extreme problems in:

- Traffic Congestion on Coast Highway and Costa Pacifica Way creating safety to drivers and pedestrians.
- Evacuation requirements in case of emergencies
- Conflicts of drivers entering In-Out- Burger against drivers trying to enter Costa Pacifica Way.
- Greenhouse Gas Emissions
- Public Services
- Noise

There is currently danger in pedestrians walking in the street of Costa Pacifica Way when cars are driving into Seacliff. This would be greatly enhanced with the addition of all the additional vehicle traffic from this project.

Sincerely,


George Luther

1019 Costa Pacifica Way #1302

Oceanside, Ca 92054

June 11, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Via email and regular mail

Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer:

My name is Robert Powers. I reside at Seacliff Condominiums located at 1021 Costa Pacifica Way, Unit 2405, Oceanside, CA 92054, (760) 978-7187. I also serve on the Seacliff HOA Board of Directors.

I believe the following areas need to be reviewed regarding the proposed Alta Oceanside project due to the possibility of a significant negative change in the existing neighborhood.

Seacliff is a residential condominium complex located northwest of the proposed Alta Oceanside project. It contains 96 residential condos with 213 parking spaces. The only access to Seacliff is our private driveway known as Costa Pacifica Way, a cul-de-sac. Costa Pacifica Way also provides public pedestrian and bicycle access to the San Luis Rey River Bike Trail.

All vehicle traffic entering Seacliff must either turn left or right from North Coast Highway onto Costa Pacific Way. Vehicles exiting Seacliff are required to travel east on Costa Pacifica Way and stop at Coast Highway before turning left or right onto Coast Highway. This section of Coast Highway is a traffic link between Camp Pendleton, the Marina and State Highway 76. Coast Highway is a two lane road with a center turn lane used by both northbound and southbound traffic. Located directly east of Coast Pacifica Way is the In-N-Out restaurant, arguable one of the busiest restaurants in Oceanside.

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Customers at the In-N-Out Restaurant use the center lane to turn into the parking lot and the drive-through window. Drivers of large trucks, such as 18-wheelers, often park in the center lane while making their purchase from the restaurant. Buses also park curbside in front of the restaurant, which is clearly posted "No Parking." Traffic on North Coast Highway is frequently backed up during the morning and afternoon commutes, on summer weekends and when Interstate 5 is gridlocked.

Alta Oceanside proposes the construction of 309 apartments, 5,500 square feet of commercial space, courtyards, a clubhouse and a five story parking garage. The parking structure will be located directly adjacent to Costa Pacifica Way and it will contain approximately 530 parking spaces. There is only one entrance/exit included in the parking lot design with all vehicles entering or leaving by means of our private driveway, Costa Pacifica Way. Immediately north of Costa Pacifica Way is the Roadway Inn with 80 rooms. There is an existing approved plan to replace the Roadway Inn with a Marriott Residence Inn, which will have 117 rooms, a restaurant, an event center and associated hotel amenities which will further complicate the already over-burdened access to Seacliff.

HARMFUL IMPACTS OF THE PROPOSED ALTA OCEANSIDE PROJECTS

Costa Pacifica Way is the only access to the proposed Alta Oceanside parking garage. This garage will make a bad situation worse as drivers compete for the center lane in order to enter the IN-N-Out restaurant, Seacliff or Alta Oceanside. Please try to imagine the nightmare created during periods of heavy traffic or when large trucks use the center lane for customer parking. The terrifying vision is reasonably foreseeable. This bad dream can only get worse when the Marriott Inn project is completed.

During the morning commute, Alta Oceanside residents will make right turns onto Costa Pacifica Way as Seacliff residents drive east with their right of way. The stop sign at Coast Highway is a very short distance from the parking garage exit onto Costa Pacifica Way. This will cause vehicles to back up as they make either a right turn or a left turn onto Coast Highway during times of peak traffic. Left turns made toward Camp Pendleton and the Marina will become much more dangerous.

Costa Pacifica way is the only means of escape for vehicles leaving Seacliff during emergency evacuations caused by fire, earthquake, flood, train derailment, tsunami or other disasters. The Alta Oceanside project, which is more than three times the size of Seacliff, proposes using Costa Pacifica way as its only means of escape for 530 more vehicles. This will lead to a bottleneck chocking off the flow of people fleeing from danger. As a result, the parking garage exiting only onto Costa Pacifica Way combined

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DEVELOPMENT SERVICES

with the stop sign at Coast Highway will not allow the orderly and safe evacuation of both Seacliff and Alta Oceanside residents.

It is unbelievable that the City of Oceanside would allow a 530 car parking structure with only a single exit which may potentially trap people fleeing to safety.

Last, there is no crosswalk remotely near the intersection of Costa Pacifica Way and Coast Highway. Many customers dash across Coast Highway with no protection in order to dine at the In-N-Out restaurant. Additional residents at the Marriott Inn and Alta Oceanside will clearly add to the volume of pedestrian traffic.

SUGGESTED MITIGATION

Change Alta Oceanside's site plan north and south orientation by placing the parking structure on the south side of the project near the La Quinta Inn. Redesign the proposed fire lane allowing users of the parking garage a way in and out of the parking garage and their own access to and from Coast Highway at a point south of the In-N-Out restaurant and Costa Pacifica Way. This gives the Alta Oceanside residents and customer exclusive ingress and egress to the parking garage and minimizes the harmful impact on Seacliff residents and visitors.

An alternative is adding a second entrance/exit to the proposed parking structure connecting it with the planned fire lane on the south side of the project along with converting the fire lane into a road connected with Coast Highway. This would separate Alta Oceanside and Seacliff traffic away from the I-N-Out restaurant.

We should also consider a plan for pedestrians to safely cross Coast Highway to access the restaurant.

I hope you will kindly consider my concerns and my suggestions. You may reach me at the number listed above.

Very truly yours,

Robert Powers



Bruehl, Udo

From: Bruehl, Udo
Sent: Thursday, June 13, 2019 6:22 PM
To: 'RGreenbauer@oceansideca.org'
Subject: Seacliff | Alta Oceanside Project

Importance: High

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DEVELOPMENT SERVICES

Mr. Greenbauer,

I wanted to take the time and voice my concern is to the Alta Oceanside project. As a resident of the Seacliff property I concur with the Seacliff Boards assessment in reviewing the impact report. I have definite concerns as to traffic, based on proposed entrance and exit from Costa Pacifica Way as cited. If this were even considered the entrance must be via North Coast Highway and not impeding Costa Pacifica Way which was not designed for the purposed in supporting significant additional traffic. Based on the mixed use and the number of parking spaces, 565, available in the proposed development, it will create a constant traffic grid if access were via Costa Pacifica Way. CPW is not conducive to high vehicle traffic supporting up to 565 vehicles. I also question who would assume the maintenance cost based on the accelerated wear and tear on Costa Pacifica Way. The Seacliff HOA cannot assume this liability or the additional maintenance cost based on the increased automotive traffic. As a homeowner it would not be acceptable to increase our HOA fees which are already extremely high.

Sometimes getting on the North Coast Highway from Costa Pacifica Way is a challenge as it is and it could be a disaster as to an impending accident especially during the summer period. I have already seen many close calls with vehicles and pedestrians alike attempting to just cross the street to get to In and Out. If this did come to pass a traffic light would be an absolute must.

I am also concerned as to the pedestrian traffic as cited from the complex which could potentially create a safety issue for the Seacliff residents. I am all for progress but this doesn't fit the bill and is not conducive to us as homeowners and life style of Seacliff. In the event the Oceanside Planning Board were to consider this project the number of units *must be significantly* reduced to a mutual and acceptable level for all parties, including Seacliff residents and the garage entrance by from the North Coast Highway.

<https://ceqanet.opr.ca.gov/2019050007/2>

I would welcome speaking with you directly in the event you believe this would be beneficial.

Sincerely,
Udo & Marci Bruehl
1021 Costa Pacifica Way, #2110
Oceanside, CA 92054
Ph: 949.636.4659

Thank you
Udo J Bruehl

June 12, 2019

Mr. Richard Greenbauer, Principle Planner

City of Oceanside

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JUN 17 2019
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Dear Mr. Greenbauer,

My wife and I own a condominium at Seaciff, 1021 Costa Pacifica Way, and we have grave concerns about the planned apartment complex Alta Oceanside. Between the two buildings, there are about 200 parking spaces. Originally, entrance and exit from our private driveway wasn't too difficult, except when the Marine Base changes shifts in the afternoon and heavy summer beach days. However, the new In-N-Out facility has created new traffic congestion.

The idea to dump cars from a 500-space parking structure onto our private driveway so so patently absurd I can't believe a legitimate builder would make such an outrageous proposal. Even with a traffic light (which, apparently, is not planned at this time), the idea would still be ridiculous. Additionally, should a middle-of-the-night emergency evacuation be required, most of those 700 parking spaces would be filled with cars needing to leave quickly--it just would not happen.

Another question we have is --why is there no underground parking? Our building and the other large buildings constructed in the area recently all have underground parking. With underground parking the height of this monster building could be reduced to a more reasonable level.

Question 3: Has the City of Oceanside considered the number of people who will want to run across the highway to In-N-Out? I believe the number would be large considering the popularity of the brand, and each trip will require two crossings. Most will cross with no problem, but periodically one will die. A crosswalk will not prevent this. People are hit in crosswalks all the time. Several hundred apartment dwellers across a busy highway from In-N-Out looks to be an invitation to disaster.

Question 4: Why is it logical to put a commercial dwelling for hundreds of people in a tourist area? Shopping in the area supports tourists, not regular working people. A better place for this project would be in the Highway 78 area where the needs of renters would be properly supported. The land would also be cheaper for the developer.

Question 5: Renters tend to be less settled and thus more transient than owners. Therefore, with 300+ rental units in one place, someone will be moving in or out regularly. Has the additional traffic load of these moving vehicles been considered?

One last observation--The building site currently has 5 driveways on to Coast Highway. Obviously these will be eliminated to permit additional street parking, which will be needed. These added cars will only further the traffic confusion around this building.

Sincerely,



S.W. Dennis

June 14, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

Via email: RGreenbauer@oceansideca.org
Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,

I am a concerned resident/owner who lives at the Costa Pacifica property full-time. The proposed building of such a large apartment complex which funnels exit and entrances off Costa Pacifica Drive scares me deeply. We already have issues with traffic and since the In and Out Burger was built, we are stuck for long periods of time during the summer months especially as traffic from Camp Pendleton exit the base for the day or weekend, and all the hungry people who line up and clog and congest Coast Highway right in front of In and Out and Costa Pacifica Way. There are even semitrucks who park in the center median and run into In and Out to order. It's crazy busy. And adding this 300 unit complex with restaurants and shops on top of all that without major adjustments on the road, including a light at Costa Pacifica, is a recipe for disaster.

Please take our concerns seriously. Do not let the new complex exit and enter on Costa Pacifica. If you do, we definitely need a light and street widening.

Thank you for your attention to our concerns.

Sincerely,

Leslie Johansen Nack
1021 Costa Pacifica Way, #2304
Oceanside, CA 92054
760-801-1957

to pweiss, jfeller, esanchez, rodriguez, rkeim, me

I would like to give some input on the Alta Vista project. I am currently a homeowner at Seacliff, 1021 Costa Pacifica Way.

My concerns are:

1. Safety. Since In and Out Burger (which I love) arrived, it is very difficult to get in or out of our driveway. I have almost been hit a # of times by fast-driving cars coming from the north. With the size of Alta Vista--and NO OTHER EGRESS TO PCH--the safety issue will be maximized. Already cars are parking on the W side of PCH to go to In and Out, and big trucks are parking in the center turn lane. This blocks our view as well as makes it very difficult to enter onto PCH safely.
2. Safety. Costa Pacifica is really a driveway to Seacliff, and it already is slow exit/entrance. I worry about our egress should a natural disaster occur--tsunami, fire, flood, etc. With so many additional cars trying to leave Costa Pacifica--and with our exit from the back--it doesn't give us much chance of success in getting out in a safe and timely manner.
3. Safety. It seems that another entrance to PCH is absolutely needed--as well as another entrance to the Bike Trail/Beach, closer to PCH. Both issues #1 and #2 will be exasperated when the Marriott is completed and even more cars and people will be competing for exit and entrance.

I am all for progress. I am very happy with the building going on in downtown Oceanside. It is great for our city. I'm also happy with the Marriott and do not theoretically oppose Alta Vista--except for worrying about how it will reduce the safety of Seacliff residents.

We are owners of our property and pay very high taxes. Apartment dwellers do not pay property taxes. Please, please try to work out

something that will make this project a win-win for Seacliff and Alta Vista.

FOLDERWORDAltaVistaProject/ CityCouncilLetter1/ 6-2-19

June 9, 2019

TO: Oceanside City Council and Richard Greenbauer, Planner
FROM: John Johnson; 1021 Costa Pacifica Way Unit 2401; Oceanside CA 92054
DATE: June 9, 2019
SUBJECT: Alta Vista Project

I am an owner at Seacliff condominiums, for which I pay very high taxes. I attended the meeting on June 3 per this project.

First, let me say that I feel the design for this project is very attractive—although quite crowded to squeeze into its location. It definitely will be an improvement over the Gentlemen's Club and will add some class to N PCH, which it needs.

I am not opposed to the project—just how it will affect the residents of Seacliff. Most of the concerns that our owners have deal with safety and convenience—specifically, adding so many more cars to a very narrow driveway, Costa Pacifica Way. It seems that this problem could be very easily solved by having the developer flip the parking garage and moving the exit for Alta Vista on the S end of the property—or, at the very least, adding a 2nd road to relieve congestion at the S end of the property.

Should any type of emergency occur—earthquake, tsunami, wildfire starting in the mobile homes or on the bike path—Seacliff residents will have no escape route. We will be in the very back of the line of the 600 Alta Vista residents exiting to safety.

We already experience long waits to turn onto PCH from Costa Pacifica—competing with In and Out Burger customers and S-bound traffic, just to get onto PCH. And that is true whether you are entering or exiting Costa Pacifica. This will be amplified when the Marriott opens for business.

I hope that the City Council and Planning Department will not ignore the concerns of Seacliff residents. We have been good citizens here for a number of years. And it would be very unfair to sacrifice our safety for the sake of adding a new condo project to Oceanside. It seems that compromises can be made to satisfy all parties involved.

Sincerely,

John D Johnson

Docs/FOLDERWORDSeacliffAltaVistaProjet/ CityCouncilLetter2/ 6-9=19

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside Project
Date: Wednesday, June 12, 2019 7:50:55 AM

From: Lynne Clarke <Lynne.Clarke@jfwmail.com>
Sent: Tuesday, June 11, 2019 3:28 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Cc: Lynne Clarke <Lynne.Clarke@jfwmail.com>; tynebbl@aol.com; (jpkkatopodis@aol.com) <jpkkatopodis@aol.com>; peterjohnk13@gmail.com
Subject: Alta Oceanside Project

Warning: External Source

June 11, 2019
Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057
Email delivery: RGreenbauer@oceansideca.org

Dear Mr. Greenbauer,

As Oceanside homeowners, we are not opposed to the overall vision of the "Alta Oceanside" project, as we appreciate the need, however elements of the project seemed flawed, especially concerning, due to enormous potential for detrimental effects on safety and environmental issues, are the capacities noted below:

- **Transportation**-traffic, already this can be challenging, the magnitude of the expected increased daily car trips on the Costa Pacifica Driveway, is downright scary. Unacceptable that this drive be the exclusive ingress and egress access. ***Propose addition of full-time additional entrance/exit points to the project.***
 - First & foremost from a safety perspective-in the event of fire/tsunami/ or other emergency evacuation, timely exit of all residents would be virtually impossible.
 - Safety challenges again regarding the increased foot traffic to be anticipated on the drive, ***installation of Seacliff privacy gates would negate this.***
 - Daily congestion accessing the Coast Highway to the 5 Freeway would be daunting both morning and evening for work commute year-round. ***Dual exits from Alta Oceanside Property to alleviate all cars pouring out onto the Costa Pacific drive en masse.***

- **Biological Resources**-San Luis Rey Mission Trail & Preserve is a country treasure already greatly afflicted with homeless encampments and obvious disregard for the protected land space and species. This project left unchecked would pose a significant compromise to the waterway and wildlife.
 - ***Better designed and defined pathways with improved lighting would be a start.*** More regular patrols by both local law enforcement and land rangers would be a critical facet, current layout hampers their access.
- **Land Use and Planning**- Again ***defining space with demarcated pathways to the SLR Trail with well-marked, fenced beach walkway access***
 - ***Make distinctly obvious by gate and fencing to the Costa Pacifica driveway*** out of concern for pedestrians on this pass way and to avoid drivers negotiating the difficult turnaround area at the bottom of the drive.

The opportunity for an accident here isn't an "if", but a "when" and how bad.
 - The amplified volume of foot traffic on the trail demands ***guided pathways and regulation set in place prior to project completion*** designed to promote more desirable social and environmental outcomes, protecting both people and environment.

As it stands this project will undoubtedly raise many issues, it makes sense to tackle those challenges proactively in hopes of avoiding the inconvenience and expense of future litigation. We hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse safety, environmental and societal impacts.

Thank you for your time and consideration,

Sincerely,

Lynne M. Katopodis

Lynne, John & Peter Katopodis
 Katopodis Family Trust
 1019 Costa Pacifica Way, #1105
 Oceanside, CA 92054
 949-521-1318

CC:

Lynne.Clarke@jfwmail.com

JpkKatopodis@aol.com

PeterjohnK13@gmail.com

LYNNE CLARKE-KATOPODIS

SENIOR NATIONAL ACCOUNTS SALES DIRECTOR

NORTH AMERICA

-MOBILE: 949-521-1318

LYNNE.CLARKE@IFWMAIL.COM

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Regarding: Alta Oceanside, project #RT19-00001
Date: Thursday, June 13, 2019 3:48:40 PM

From: Kinkeadjj <kinkeadjj@gmail.com>
Sent: Thursday, June 13, 2019 3:41 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Regarding: Alta Oceanside, project #RT19-00001

Warning: External Source

June 13, 2019

Development Services Department

Attn: Richard Greenbauer, Principal Planner

300 N. Coast Highway

Oceanside, CA 92057

Via email: RGreenbauer@oceansideca.org

Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,

I strongly believe the following areas need to be reviewed due to the likelihood of a significant and detrimental change to the existing environment.

Transportation, traffic and safety, including pedestrians

Land Use and Planning and the effects on the general environment,

Aesthetics, the size of the project,

Hydrology, where is this project going to drain

Noise

Public Services

Recreation

Safety safety safety

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,

Dr. Janet J. Kinkead

1019 Costa Pacifica Way, #1111

Oceanside, CA 92054

609-870-6981

June 11th, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057
RGreenbauer@oceansideca.org

Re: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment:

- Transportation, traffic and safety, including pedestrians
- Land Use and Planning and the effects on the general environment
- Aesthetics, the size of the project
- Hydrology, where is this project going to drain
- Noise
- Public Services
- Recreation

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,

Steven Knoch
1019 Costa Pacifica
Unit 1206
Oceanside, CA 92054
612.387.7348
Steven.j.knoch@uhcglobal.com
kmudsons@yahoo.com

From: [Ann Gunter](#)
To: [Dawna Marshall](#); [Brian Grover](#)
Cc: [Suneson, Yael](#); [Pianca, Brian \(bap@woodpartners.com\)](#); [Kelly Kanaster](#)
Subject: FW: Alta Oceanside
Date: Friday, June 7, 2019 12:27:16 PM

FYI

From: Richard Greenbauer <RGreenbauer@oceansideca.org>
Sent: Friday, June 07, 2019 12:23 PM
To: Ann Gunter <ann@lightfootpg.com>
Subject: Fwd: Alta Oceanside

Ann,

Another Scoping meeting comment to be addressed in the DEIR.

Richard

Sent from my iPad

Begin forwarded message:

From: tlr1601@aol.com
Date: June 7, 2019 at 12:20:51 PM PDT
To: rgreenbauer@ci.oceanside.ca.us, RGreenbauer@oceansideca.org,
rgreenbauer@oceansideca.org
Subject: Alta Oceanside

Warning: External Source

I am a Sea Cliff owner. I feel the developer, et. all, are treating Sea Cliff owners as collateral damage in any emergency evacuation situation.
The woman speaking at the "scoping meeting" on Mon June 3rd, seemed to feel that making 2 gates for the mobile home park and no solution for Sea Cliff was all that needed to be addressed. If we are trying to leave in a life and death situation, how many of those 300 +/- Alta residents, do you think, would allow Sea Cliff owners to merge into an exit lane?
This is my main concern. The entrance /exit driveway you choose is not only dangerous during an evacuation, but a nightmare for day-to-day living.
Also, it is insulting that the city doesn't think that a light is "feasible"; however a crosswalk is, otherwise how will all these people cross over Coast Hwy to IN & OUT Burger? Except for Oceanside Information, nothing but IN & OUT Burger is across the street from the project on this area of Coast Hwy - isn't that interesting? Once again, collateral damage.
Hopefully, you will address my issues and have some real answers.
Felicia La Rose

From: [Richard Greenbauer](#)
To: [Ann Gunter](#); [Kelly Kanaster](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside Project
Date: Tuesday, June 4, 2019 8:09:47 AM

Scoping Comment

From: Thomas La Rose <tlarose736@gmail.com>
Sent: Tuesday, June 04, 2019 8:04 AM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Fwd: Alta Oceanside Project

Warning: External Source

Sent from my iPad

Begin forwarded message:

From: Thomas La Rose <tlarose736@gmail.com>
Date: June 4, 2019 at 7:57:24 AM PDT
To: rgreenbauer@d.oceanside.ca.us
Subject: Alta Oceanside Project

Sir:

I own a condo in the Seacliff condominium complex. I attended the scoping meeting that was held last night. I must admit that I was surprised by the lack of concern shown by the environmental speaker about the traffic issues voiced by our residents.

Although I agree with the traffic concerns voiced by others but my main concern about the project is our means of evacuation. As you know our condo complex is situated in a high risk tsunami zone. All you have to do is to confirm that is look at the tsunami risk map located at the pier. With the current Alta design of having its only exit path on Costa Pacifica Way, which is also our only exit path, you're needlessly risking our lives. Imagine 500+ vehicles all trying to get out at the same time in a evacuation scenario blocking our only exit path, it's not hard to conclude that some of us at Seacliff might not get out in time.

I respectfully ask that the City of Oceanside consider this in your final review of the Alta project.

Sincerely:

Thomas L. La Rose
Unit 2309, Seacliff Condo Complex

Sent from my iPad

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Regarding: Alta Oceanside, project #RT19-00001
Date: Monday, June 17, 2019 1:26:22 PM

From: Joel Moralez <joel.moralez@gmail.com>
Sent: Monday, June 17, 2019 12:53 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Regarding: Alta Oceanside, project #RT19-00001

Warning: External Source

June 16, 2019

Dear Mr. Greenbauer,

My wife and I are current homeowners at Seacliff on 1021 Costa Pacifica Way in Oceanside. We are greatly concerned about the environmental impacts that the Alta Oceanside Project imposes. Primarily a concern regarding traffic and safety give us pause about starting a family at Seacliff if the project is approved. The current design would create significant safety concerns due to the amount of traffic displaced onto Costa Pacifica Way and North Coast Highway.

As it currently stands, traffic on North Coast Highway is hazardous at certain times of the day due to the following: rush hour traffic, customers of In N Out, and/or patrons of the numerous hotels in the immediate area. When these factors come into play, it is highly unsafe to navigate North Coast Highway whether it be from negotiating the cars driving south on Coast Highway or the cars using the middle lane to turn in/out of In N Out. As of now, there is high risk for collision, and it's not a place I'd consider raising a family if additional cars are added to the area per the proposed Alta Oceanside Project.

As a result of the EIR, I hope to see alternatives to the submitted project application.

Thank you for your time,

Joel Moralez
1021 Costa Pacifica Way, #2112
Oceanside, CA 92054

June 11, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

Via email and regular mail

Regarding: Alta Oceanside, project #RT19-00001

Dear Mr. Greenbauer:

My name is Robert Powers. I reside at Seacliff Condominiums located at 1021 Costa Pacifica Way, Unit 2405, Oceanside, CA 92054, (760) 978-7187. I also serve on the Seacliff HOA Board of Directors.

I believe the following areas need to be reviewed regarding the proposed Alta Oceanside project due to the possibility of a significant negative change in the existing neighborhood.

Seacliff is a residential condominium complex located northwest of the proposed Alta Oceanside project. It contains 96 residential condos with 213 parking spaces. The only access to Seacliff is our private driveway known as Costa Pacifica Way, a cul-de-sac. Costa Pacifica Way also provides public pedestrian and bicycle access to the San Luis Rey River Bike Trail.

All vehicle traffic entering Seacliff must either turn left or right from North Coast Highway onto Costa Pacific Way. Vehicles exiting Seacliff are required to travel east on Costa Pacifica Way and stop at Coast Highway before turning left or right onto Coast Highway. This section of Coast Highway is a traffic link between Camp Pendleton, the Marina and State Highway 76. Coast Highway is a two lane road with a center turn lane used by both northbound and southbound traffic. Located directly east of Coast Pacifica Way is the In-N-Out restaurant, arguable one of the busiest restaurants in Oceanside.

Customers at the In-N-Out Restaurant use the center lane to turn into the parking lot and the drive-through window. Drivers of large trucks, such as 18-wheelers, often park in the center lane while making their purchase from the restaurant. Buses also park curbside in front of the restaurant, which is clearly posted "No Parking." Traffic on North Coast Highway is frequently backed up during the morning and afternoon commutes, on summer weekends and when Interstate 5 is gridlocked.

Alta Oceanside proposes the construction of 309 apartments, 5,500 square feet of commercial space, courtyards, a clubhouse and a five story parking garage. The parking structure will be located directly adjacent to Costa Pacifica Way and it will contain approximately 530 parking spaces. There is only one entrance/exit included in the parking lot design with all vehicles entering or leaving by means of our private driveway, Costa Pacifica Way. Immediately north of Costa Pacifica Way is the Roadway Inn with 80 rooms. There is an existing approved plan to replace the Roadway Inn with a Marriott Residence Inn, which will have 117 rooms, a restaurant, an event center and associated hotel amenities which will further complicate the already over-burdened access to Seacliff.

HARMFUL IMPACTS OF THE PROPOSED ALTA OCEANSIDE PROJECTS

Costa Pacifica Way is the only access to the proposed Alta Oceanside parking garage. This garage will make a bad situation worse as drivers compete for the center lane in order to enter the IN-N-Out restaurant, Seacliff or Alta Oceanside. Please try to imagine the nightmare created during periods of heavy traffic or when large trucks use the center lane for customer parking. The terrifying vision is reasonably foreseeable. This bad dream can only get worse when the Marriott Inn project is completed.

During the morning commute, Alta Oceanside residents will make right turns onto Costa Pacifica Way as Seacliff residents drive east with their right of way. The stop sign at Coast Highway is a very short distance from the parking garage exit onto Costa Pacifica Way. This will cause vehicles to back up as they make either a right turn or a left turn onto Coast Highway during times of peak traffic. Left turns made toward Camp Pendleton and the Marina will become much more dangerous.

Costa Pacifica way is the only means of escape for vehicles leaving Seacliff during emergency evacuations caused by fire, earthquake, flood, train derailment, tsunami or other disasters. The Alta Oceanside project, which is more than three times the size of Seacliff, proposes using Costa Pacifica way as its only means of escape for 530 more vehicles. This will lead to a bottleneck choking off the flow of people fleeing from danger. As a result, the parking garage exiting only onto Costa Pacifica Way combined

with the stop sign at Coast Highway will not allow the orderly and safe evacuation of both Seacliff and Alta Oceanside residents.

It is unbelievable that the City of Oceanside would allow a 530 car parking structure with only a single exit which may potentially trap people fleeing to safety.

Last, there is no crosswalk remotely near the intersection of Costa Pacifica Way and Coast Highway. Many customers dash across Coast Highway with no protection in order to dine at the In-N-Out restaurant. Additional residents at the Marriott Inn and Alta Oceanside will clearly add to the volume of pedestrian traffic.

SUGGESTED MITIGATION

Change Alta Oceanside's site plan north and south orientation by placing the parking structure on the south side of the project near the La Quinta Inn. Redesign the proposed fire lane allowing users of the parking garage a way in and out of the parking garage and their own access to and from Coast Highway at a point south of the In-N-Out restaurant and Costa Pacifica Way. This gives the Alta Oceanside residents and customer exclusive ingress and egress to the parking garage and minimizes the harmful impact on Seacliff residents and visitors.

An alternative is adding a second entrance/exit to the proposed parking structure connecting it with the planned fire lane on the south side of the project along with converting the fire lane into a road connected with Coast Highway. This would separate Alta Oceanside and Seacliff traffic away from the I-N-Out restaurant.

We should also consider a plan for pedestrians to safely cross Coast Highway to access the restaurant.

I hope you will kindly consider my concerns and my suggestions. You may reach me at the number listed above.

Very truly yours,

Robert Powers

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Dawna Marshall](#); [Brian Grover](#)
Subject: FW: Alta Oceanside, Project #RT19-00001
Date: Wednesday, June 12, 2019 7:50:06 AM

From: Dan Ross <dross912@sbcglobal.net>
Sent: Tuesday, June 11, 2019 3:58 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Cc: patpross@sbcglobal.net
Subject: Alta Oceanside, Project #RT19-00001

Warning: External Source

June 11, 2019

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Highway
Oceanside, CA 92057

Via email: RGreenbauer@oceansideca.org
Regarding Alta Oceanside, Project #RT19-00001

Dear Mr. Greenbauer,

As owners of a condominium in Seacliff we are very concerned about the Environmental Impact of the proposed Alta Oceanside project. Areas of particular concern include:

Transportation

Traffic – entering and exiting Alta Oceanside from our drive-way – Costa Pacifica.

Traffic – increased traffic on Coast Highway.

Safety – In the event of a disaster, with 95% of the Alta Oceanside residents pouring out onto our driveway, our ability to exit our property is a grave concern.

Safety – massive increase of pedestrians entering our property in order to access the coast. An alternative entry point must be considered.

Safety – massive increase in pedestrian traffic on Coast Highway – scooting across to In-N-Out without crosswalks.

Aesthetics – Think of it – a 5-story building on the south side of Costa Pacifica and the Marriott complex – up a hill and to the North. It will be like driving down into the Grand Canyon as you come down our driveway.

Land Use and Planning – the design we were provided is a very poor use of the space and burdens us with 95% of the residents from Alta Oceanside entering and exiting from a driveway being built on our property. There is no doubt this is going to lead to disastrous traffic, unsafe conditions as noted

above and a large negative impact on all residents in Seacliff.

Hydrology – What is the plan for drainage for all the hard surfaces in this complex?

We sincerely hope that the City of Oceanside can see the negative impacts of this project as currently designed and identifies alternatives to ensure the project is a benefit to the community and not a burden as currently designed.

Sincerely,

Dan and Pat Ross
1021 Costa Pacific #2109
Oceanside, CA 92054
818-445-1554

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Alta Oceanside, project# RT19-00001
Date: Monday, June 17, 2019 7:45:51 AM

From: riiiitas <riiiitas@gmail.com>
Sent: Thursday, June 13, 2019 4:53 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Alta Oceanside, project# RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

I think the Alta Oceanside will cause significant problems in the following areas:

- . Transportation.
- . Land use and planning.
- . Aesthetics.
- . Public Services.

Sincerely,

Margrethe Said

1021 Costa Pacifica Way
Oceanside, CA 92054

909-518-7772

Sent from my Galaxy Tab A

From: [Richard Greenbauer](#)
To: [Ann Gunter](#)
Cc: [Brian Grover](#); [Dawna Marshall](#)
Subject: FW: Ulta Oceanside, project #RT19-00001
Date: Wednesday, June 12, 2019 7:53:17 AM

From: Ray Said <saidray@yahoo.com>
Sent: Tuesday, June 11, 2019 1:30 PM
To: Richard Greenbauer <RGreenbauer@oceansideca.org>
Subject: Ulta Oceanside, project #RT19-00001

Warning: External Source

Dear Mr. Greenbauer,

I believe the following areas need to be reviewed due to the possibility of a significant change in the existing environment.

1. Transportation, traffic and safety, including pedestrians.
2. Land use and planning and the effects on the general environment.
3. Aesthetics, the size of the project.

As a result of this study I hope to see alternatives to the submitted application, or at a minimum mitigation measures to reduce the adverse environmental impacts.

Sincerely,

Ray Said
1021 Costa Pacifica Way, #2105
Oceanside, CA 92054
909-286-7524