



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

City of Oceanside, California

Date: August 09, 2022

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Availability and Intent to Adopt a Sustainable Communities
Environmental Assessment

Project: Ocean Creek Mixed-Use Project

Lead Agency: City of Oceanside

Applicant: JPI Real Estate Acquisition, LLC

Purpose of the Notice:

Notice is hereby given that the City of Oceanside, as lead agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) Initial Study for the Ocean Creek Mixed-Use Project (proposed project), given that the proposed project meets the criteria for being considered a transit priority project, pursuant to Public Resources Code Section 21155(b). The SCEA analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). Consistent with CEQA Guidelines Section 21155.2(b)(3), the City of Oceanside has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the SCEA and to solicit comments regarding the environmental issues associated with the proposed project.

Project Location:

The proposed Ocean Creek Mixed Use Project (project) is located on an approximately 18.9-acre site (project site) located south of the North County Transit District (NCTD) Crouch Street Sprinter Station in the City of Oceanside (City). The site is comprised of Assessor's Parcel Numbers 151-270-50-00 and 151-270-56-00. The project site is bounded by Loma Alta Creek and the Crouch Street Sprinter Station to the north, Crouch Street and undeveloped previously disturbed land to the east, Grandview Street and private Crouch Street and residences off Rue de la Montagne to the south, and commercial properties off Union Plaza Court to the west.

The site is located approximately 0.4 miles east of Interstate 5, 1 mile north of Highway 78, and 1.5 miles south of Highway 76 (Figure 2-1, Project Location). The site is located on the U.S. Geological Survey 7.5-minute San Luis Rey quadrangle map on Section 25, in Township 11 South, Range 5 West of the San Bernardino Base and Meridian.

Project Description:

The project proposes the construction of a mixed-use residential and commercial development. The residential component would include 295 multi-family units comprised of one, two, and three-bedroom stacked flats. The commercial component would include approximately 3,000 square feet of retail uses on the ground floor. The proposed five buildings would be four-stories (maximum 50-foot tall).

Supporting amenities would include recreational uses, open space and a leasing office. The proposed recreational amenities include a private balconies and patios, trail loop, dog park, clubhouses, fitness center, and a pool.

Parking would be provided via surface parking throughout the project site. The project would provide a minimum of 480 parking spaces to meet the shared parking demand for this mixed-use project, based on parking standards of the Zoning Ordinance, and State Density Bonus law. Primary vehicular access would be from existing Crouch Street and the proposed South Oceanside Boulevard extension along the project frontage.

The zoning and land use designation for this property is Community Commercial and Open Space. The City approvals required for the proposed project include a Mixed-Use Development Plan, , Conditional Use Permit, and Density Bonus. Other approvals would be required, including approvals from the California Department of Fish and Wildlife and Federal Emergency Management Agency.

Sustainable Communities Environmental Assessment:

Based on the SCEA Initial Study, the City of Oceanside has determined that:

- 1) Is consistent with the general use designation, density, building intensity, and applicable policies of the qualifying SCS [San Diego Forward: The Regional Plan];
- 2) Contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;
- 3) Provides a minimum net density of at least 20 dwelling units per acre; and
- 4) Is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.

Therefore, the City of Oceanside finds that the proposed project complies with the requirements of CEQA for using an SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).

Potential Environmental Effects:

Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the proposed project may potentially result in significant impacts related to: Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources. A SCEA has been drafted to evaluate the proposed project's potential impacts on the environment identify mitigation

measures to reduce impacts. Mitigation is anticipated to reduce all potentially significant impacts to below a level of significance.

Providing Comments:

At this time, the City is soliciting comments regarding the SCEA from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Because of time limits mandated by State law, public review period is open for 30 days.

Comments may be submitted by U.S. mail or by email from August 15, 2022 to **September 14, 2022 at 5pm.**

Mail to: Stefanie Cervantes
City Planning Division
300 N. Coast Hwy.
Oceanside, California 92055
Email comments to: Stefanie Cervantes at: scervantes@oceansideca.org

For comments submitted via email, please include “SCEA Comments: Ocean Creek Mixed-Use Project” in the subject line and the name and physical address of the commenter in the body of the email.

The City Planning Division is anticipated to consider the SCEA and make a recommendation to City Council on the project at one of their regularly scheduled meetings after the end of the public comment period. This NOI and other public review documents for this project will be available for viewing online at https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/ocean_creek_mixed_use_development.asp

If you have any questions about the environmental review process, please contact Stefanie Cervantes at the contact information provided above.

Respectfully,

Stefanie Cervantes
City Planning Division
City of Oceanside

Attachments: Figure 1, Location Map
Figure 2, Site Plan