

PLEASE NOTE THE PUBLIC SCOPING MEETING  
DATE IS JUNE 3, 2019



**NOTICE OF PREPARATION**  
**City of Oceanside, California**

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

**Subject:** Notice of Preparation of an Environmental Impact Report (EIR)

**Project:** Alta Oceanside Mixed-Use Project  
Tentative Map (RT19-00001), Development Plan (RD19-00001),  
Regular Coastal Permit (RRP19-00001) and Request for Density Bonus

**Lead Agency:** City of Oceanside

**Date:** May 17, 2019

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Richard Greenbauer, Principal Planner, at (760) 435-3519. Please mail your written response by June 17, 2019 to:

Development Services Department  
Attn: Richard Greenbauer, Principal Planner  
300 N. Coast Hwy.  
Oceanside, California 92057  
Fax: (760) 435-2958

**City/County Location:** City of Oceanside, County of San Diego

**Applicant:** PR II/Wood Oceanside, LLC

PLEASE DISREGARD THE PREVIOUS NOP WITH A  
PUBLIC SCOPING MEETING DATE OF JUNE 6, 2019

**Project Location:** The Alta Oceanside project (proposed project) is generally located west of I-5, south of the San Luis Rey River, east of the San Luis Rey River Trail, and north of the State Route 76 (SR-76) western terminus. More specifically, the 5.31-acre site is located at the southwest corner of the North Coast Highway and Costa Pacifica Way intersection, at 939 and 1009 North Coast Highway. The site consists of the following five Assessor's Parcel Numbers: 143-040-20, -22, -23, -26 and -54. The developed parcels front North Coast Highway and include an existing business (The Main Attraction) as well as buildings that are currently unused or not used by the general public. The vacant areas of the site are located behind these commercial buildings.

Existing uses in the vicinity include a variety of commercial, restaurant, and hotel/motels, as well as some residential mobile home and multi-family developments, with the San Luis Rey River to the northwest and Interstate 5 further east. North of Costa Pacifica Way is an approved but not yet constructed hotel project designed to replace the existing hotel use.

**Project Description:** A request for approval of Tentative Map (RT19-00001), Development Plan (RD19-00001), Regular Coastal Permit (RRP19-00001), and a request for Density Bonus in order to demolish the existing commercial uses on the site and allow the construction of a five-story (maximum 65-foot tall) mixed-use residential and commercial development. The mixed-use project would be configured as an apartment/commercial building that is wrapped around a five-level parking garage. The residential component would include 309-units comprised of one, two, and three-bedroom residences. These residential units would include 283 market rate apartments and 26 affordable apartments. The commercial component would include approximately 5,500 square feet of restaurant, retail and/or visitor uses on the ground floor along North Coast Highway. The project would provide a minimum of 527 parking spaces to meet the peak shared parking demand for this mixed-use project, based on parking standards of the Municipal Code, Oceanside Local Coastal Program and State Density Bonus law. Parking would be provided via a parking garage located in the central area of the site and accessed off of Costa Pacifica Way and within a surface lot located on the southwest portion of the site and accessed off of N. Coast Highway.

Supporting amenities would include recreational uses, open space and a leasing office. The proposed recreational amenities include a library, clubhouse, fitness center, pool, and bicycle storage. The proposed open space would be located within three courtyards, a street-oriented pedestrian plaza, the roof deck, balconies and patios as well as along the site perimeter. The project would provide landscaping, including drought-tolerant species, along the site perimeter and within the exterior open space areas.

Primary site access, including entry to the parking garage, would be from the existing Costa Pacifica Way, which also provides access to the Seacliff residential condominium units to the west. There is also an existing public coastal access along Costa Pacifica Way for both pedestrians and bicycles which would be retained by the project. This route connects with the San Luis Rey bike trail through the existing condominium development. Secondary access into the site would be along the southern boundary of the property to

serve as a required fire lane and for access to the surface parking area.

The approvals required for the project include a Tentative Map, Mixed-Use Development Plan, Regular Coastal Permit, and Density Bonus with waivers or incentives such as for lot coverage, setbacks, parking and open space. The zoning for this property is Sub-district 7B of the Downtown District. This Sub-district implements the Local Coastal Plan designation of this area for Coastal Dependent, Recreation, and Visitor Serving Commercial. This Sub-district is intended to provide for a mix of recreational and commercial uses conveniently located near recreational and residential areas, with residential uses allowed as part of a mixed-use project.

**Potential Environmental Effects:** Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

#### **PUBLIC SCOPING MEETING**

The City of Oceanside will hold a public scoping meeting to obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This scoping meeting will take place on June 3, 2019, at 6:00 pm, at the Civic Center Library, Community Rooms located at 330 N Coast Highway, Oceanside, CA 92054. The scoping meeting format will consist of a brief project presentation, followed by a public comment period, and open forum with city staff and applicant representatives. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

**Signature:** \_\_\_\_\_  
Richard Greenbauer, Principal Planner

**Date:** May 17, 2019

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

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