



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Nov 01, 2022 11:41 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000876

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

**DEVELOPMENT PLAN (D21-00011) AND A DENSITY BONUS PROJECT
(BD21-00005)**

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **NOTICE OF AVAILABILITY**

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** November 1, 2022
Posted November 1, 2022 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: **DEVELOPMENT PLAN (D21-00011) AND A DENSITY BONUS PROJECT (BD21-00005); SCH NO. 2022030032.** The proposed project is located at the southeast corner of Melrose Drive and West Bobier Drive in the Peacock Neighborhood. The proposed site consists of two vacant parcels (APN 161-030-23 and 161-030-24) that are comprised of approximately 7.4 acres.

The Modera Melrose Project (project) is a request for a Mixed-Use Development Plan and Density Bonus project to develop a mixed-use infill project with multi-family residential units and ground-level commercial space. The project is providing 15% very-low income units and is eligible for and requesting a 50% density bonus increase which results in 108 additional units for a total of 323 rental units with a density of 44 du/ac. The project includes 33 affordable/very-low-income units and 290 market rate units in a total of six buildings (five are four stories and one is five story) containing approximately 324,000 sq. ft. of residential and 2,336 sq. ft. of commercial space. The project is requesting six waivers to development standards to increase Floor Area Ratio, increased building heights, reduced front yard setbacks, reduced usable open space, reduced parking stall width next to columns in the parking garage, and to allow non-plantable retaining walls with increased heights. The project includes a total of 526 parking spaces comprised of surface parking, 39 one-car garages, tandem spaces, and a subterranean parking structure. Both parcels have a General Plan designation of Neighborhood Commercial (NC) and are designated as Neighborhood Commercial (CN) under the City's Zoning Ordinance.

NOTICE IS HEREBY GIVEN that the City of Oceanside, acting as lead agency pursuant to California Environmental Quality Act of 1970 (CEQA) (Cal. Pub. Res. Code section 21000 et. seq.), has prepared a Draft Environmental Impact Report (DEIR) evaluating the potential environmental effects associated with the proposed Modera Melrose subject.

WHERE TO ACCESS THE DEIR: Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>, the City of Oceanside Planning Division counter located in the Civic Center at 300 North Coast Highway, the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions or written comments regarding the DEIR to Patty Anders, Contract Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3529 or by email to panders@oceansideca.org.

DRAFT EIR PUBLIC REVIEW PERIOD: The DEIR identifies that the proposed project would result in impacts mitigated to less than significant levels related to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Noise. The City's decision to prepare a DEIR should not be construed as a recommendation of either approval or denial of this project. The DEIR public review period is from Monday, October 31, 2022 – Wednesday, December 14, 2022. The City invites members of the general public to review and comment on this environmental documentation.

PUBLIC HEARING: Following the close of the public review period for the DEIR and preparation of the Final EIR, the proposed project will be reviewed by the Planning Commission. Notification of the public hearing(s) will be provided in accordance with state law and the City's Public notification requirements.

San Diego County



Transaction #: 6801680
Receipt #: 2022477919

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Cashier Date: 11/01/2022
Cashier Location: SD

Print Date: 11/01/2022 11:41 am

Payment Summary

Total Fees:	\$0.00
Total Payments:	\$0.00
Balance:	\$0.00

Payment	
NO CHARGE PAYMENT	\$0.00
Total Payments	\$0.00
Filing	
CEQA - NOTICE	FILE #: 2022-000876 Date: 11/01/2022 11:41AM Pages: 2
Total Fees Due:	\$0.00
Grand Total - All Documents:	\$0.00