



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION City of Oceanside, California

**SUBJECT: Riverview Springs Addition (ZA16-00009, D16-00007, & CUP16-00015),
located at 4398 Rainier Way, APNs: (158-030-40-00, 158-030-41-00, &
158-030-42-00)**

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Negative Declaration for the above-noted project, in accordance with the California Environmental Quality Act (CEQA). The Negative Declaration establishes that the proposed project could not have a significant effect on the environment. The City's decision to prepare a Negative Declaration should not be construed as a recommendation of either approval or denial of this project. The Initial Study (IS) for the proposed project can be reviewed on the City's website at <http://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp> under the "Environmental Documents- CEQA" tab of the City of Oceanside's website.

PROJECT DESCRIPTION: The project consists of the demolition of carports and miscellaneous structures, and the construction of an additional 47 apartments within the existing 23.4-acre, 358-unit Riverview Springs apartment complex located at 4398 Rainier Way, City of Oceanside, California. The project would construct six apartment buildings within the approximately 2-acre grass and parking lot area along the southern boundary of the site. The buildings would be two stories tall, with 34 one-bedroom units and 13 two-bedroom units ranging in size from 840 to 1,700 square feet. The project would meet the City of Oceanside excellence of design features, thereby allowing the project to achieve a housing density above the allowed base density. The project would be constructed on an area that was previously filled to raise the area out of the floodplain of the San Luis Rey River and currently includes parking and open grass. The project would include a zone change (ZA16-00009) to allow for the proposed density, which would be consistent with the density allowed by the General Plan. A Conditional Use Permit (CUP16-00015) is included as a part of the project to achieve a density above the base General Plan Residential Medium Density C (RM-C) designation density of 15.1 dwelling units per acre. A Development Plan (DP16-00017) is also proposed to permit residential development with three or more units.

PUBLIC REVIEW PERIOD: The public review period is from May 14, 2018 to June 4, 2018.

PROJECT MANAGER: Mary P. Wright, Planning Consultant; Phone: (760) 435-3529; Fax number: (760) 754-2958; Mailing address: Planning Division, 300 North Coast Highway, Oceanside, CA 92054. E-mail: mwright@ci.oceanside.ca.us.

NOTICE IS FURTHER GIVEN that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed or e-mailed to the project manager. Copies of the Negative Declaration and supporting documents are also available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission will conduct a public hearing at a future date to be determined. You will receive a separate public notice for those hearings. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Negative Declaration or at the future public hearings.


Mary P. Wright, Planning Consultant

May 14, 2018