

**NOTICE OF REVISED FINAL ENVIRONMENTAL IMPACT REPORT  
NORTH RIVER FARMS PLANNED DEVELOPMENT PLAN  
(SCH # 2017111069)**

**NOTICE IS HEREBY GIVEN** by the City of Oceanside, acting as Lead Agency pursuant to the California Environmental Quality Act of 1970 (CEQA) (Cal. Pub. Res. Code § 21000 *et seq.*), has prepared a Revised Final Environmental Impact Report (FEIR) evaluating the potential environmental effects associated with the proposed North River Farms Planned Development (PD) Plan (proposed project).

**WHERE TO ACCESS THE FINAL EIR:** The REVISED FINAL EIR and Appendices may be accessed at the following locations:

**City of Oceanside Development Services Department**  
300 North Coast Highway  
Oceanside, California 92054

**City of Oceanside CEQA Website**  
<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/nrfpd.asp>

**PROJECT LOCATION:** The 214.1-acre (previously 176.6-acre) project site is located in the northeastern portion of the City and comprises a portion of Assessor's Parcel Numbers 157-100-83-00, 157-100-84-00, and 122-081-30-00. The project site marks the western entry to a region known as South Morro Hills within the City. The project site is generally bisected into northern and southern sections by N. River Road. The northern portion of the project site is bordered on the east by Wilshire Road.

**PROJECT DESCRIPTION:** The proposed project proposes a planned development consisting of a General Plan Amendment (GPA16-00002), Zoning Ordinance Amendment (ZA16-00005), Planned Development Plan, Vesting Tentative Map (T16-00002), and Development Plan (D16-00012). If approved, these entitlements would allow the development of a planned residential, mixed-use project on 214.1 acres of land in the northeastern portion of the City along the N. River Road alignment. The proposed project would allow for the development of up to 585 dwelling units for an overall density of approximately 2.73 dwelling units per gross acre. The Draft EIR evaluated development of a total of 689 residential units throughout the analysis, for an overall density of approximately 4 dwelling units per gross acre. The total residential unit count has been reduced from 656 to 585. The proposed project would also allow for a variety of agricultural uses, housing types, a boutique hotel or restaurant/brewery, an education center, and flexible commercial uses on the site. Approximately 68.1 acres would be dedicated to agriculture throughout the project site. Another 17.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

**DOCUMENT CERTIFICATION:** A Draft EIR was prepared for the proposed project and circulated for public review and comment from July 27, 2018 to September 17, 2018. Portions of the EIR were recirculated for public review and comment from August 12, 2019 to September 26, 2019. Comments on the Recirculated EIR, together with the Draft EIR, and previous comments and responses will constitute the Final EIR. The Recirculated Response to Comments is provided in Chapter 10 of the FEIR and Appendix W0 (Volume I and II). Previous response to comments are provided in Appendix T0 (Volume I and II). The City Council will consider certification of the Final EIR and adoption of required findings, a statement of overriding considerations, and a mitigation monitoring and reporting program during the public hearing.

**PUBLIC HEARINGS:** The project is scheduled to be considered by the City Council on November 6, 2019. Notification of the public hearing will be provided in accordance with state law and the City's public notification requirements.

Written comment should be submitted to Rob Dmohowski, Associate Planner, at the City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054, or via e-mail to [rdmohowski@ci.oceanside.ca.us](mailto:rdmohowski@ci.oceanside.ca.us).