



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Oceanside, California

**SUBJECT: Horne Street Parcel Map - Tentative Map P18-00011, located at
2102 S. Nevada Street in the City of Oceanside (APN: 155-130-42)**

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration in connection with the above noted project, in accordance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration establishes that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because required mitigation measures will address potential project effects. The City's decision to prepare a Mitigated 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 <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>.

PROJECT DESCRIPTION: The proposed project would allow the subdivision of the existing 50,780 square foot parcel into two new parcels - Parcel A and Parcel B. An existing single family home would remain on Parcel A. Parcel A would be a gross 23,780 square feet in size, with a net 10,390 square feet of developable land, and Parcel B would be a gross 27,000 square feet in size, with a net 8,872 square feet of developable land. The southern portions of Parcels A and B would include two conservation easements and landscape maintenance areas dedicated to the City of Oceanside, totaling 12,896 square feet. The subject property is identified as County of San Diego Assessor's Parcel Number 155-130-42-00, currently has a General Plan Land Use designation of Coastal Residential - C-RL, and is currently zoned as Single Family Residential - Coastal - R-1. The proposed project would meet both zoning and General Plan Land Use requirements. Although no development of the new parcels and no removal of existing structures is proposed as part of this project, the tentative parcel map identifies areas that may be developed with single family homes on each subsequent lot.

PUBLIC REVIEW PERIOD: The public review period is from Wednesday, June 3, 2020 to Thursday, July 2, 2020.

PROJECT MANAGER: Veronica Morones, Planning Consultant, City of Oceanside.
Phone (760) 435-3567; Fax number: (760) 754-2958. Mailing address: Planning Division, 300 North Coast Highway, Oceanside, CA 92054.
Email: vmorones@oceansideca.org

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, emailed, or faxed to the project manager. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 North Coast Highway, Oceanside, CA 92054, the City's website at www.ci.oceanside.ca, the Oceanside Main Public Library located at 330 North Coast Highway. The City's Planning Commission and City Council will conduct public hearings at future dates 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 Mitigated Negative Declaration (MND) or at the future public hearings.

Veronica Morones, Planning Consultant