



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION City of Oceanside

Subject: Loma Alta Slough Wetland Enhancement Project

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Mitigated Negative Declaration (MND) in connection with the subject project. The MND identifies potential effects with respect to Biological Resources, Cultural Resources, Geology and Soils (paleontological resources), and Hazards and Hazardous Materials (including the project site located near a hazardous material site pursuant to Government Code Section 65962.5). However, the MND includes mitigation measures that would ensure that the proposed project would not result in any significant, adverse effects on the environment. The City's decision to prepare a MND should not be construed as a recommendation of either approval or denial of this project.

PROJECT DESCRIPTION: The project site is located in the City of Oceanside, west of S. Coast Highway adjacent to Buccaneer Beach Park and Pacific Street. The proposed project involves a phased restoration of the Loma Alta Slough's wetland and upland habitat across seven lots, totaling approximately 5.8 acres. Habitat restoration activities would include dredging and removal of fill to expand the wetland, marsh plain grading and channelization, restoration planting and long-term biological monitoring. Removal of disturbed infill would expand the extent of the Slough to increase habitat function and size, improve water quality and provide new public recreational opportunity. A new 1,050 ft. long pedestrian nature trail would traverse the northern project boundary. In Phase 1 of the project, habitat restoration and trail construction work would occur across six City-owned parcels (APNs 153030290, 1530304800, 1530304900, 1530304100, 1530304200, 1530110600) and within a portion of the NCTD right-of-way. Phase 2 of the project includes additional habitat restoration and trail construction at an additional 1-acre lot proposed for acquisition by the City of Oceanside (APN 1530304300). The proposed project would include a Zone Amendment for parcels in the northeastern project area to change zoning designations from Light Industrial (Coastal) (M1) and General Commercial (C2) to Open Space (Coastal) (O). In addition, a General Plan Amendment would change the northeastern land use designation from Coastal General Commercial (C-GC) and Coastal Light Industrial (C-LI) to Coastal Open Space (C-OS).

PUBLIC REVIEW PERIOD: The public review period of the MND is from Monday March 15, 2021 to Wednesday, April 14 at 5PM.

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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, e-mailed, or faxed to the project manager. Due to the ongoing COVID-19 pandemic, City Hall offices currently are not open to the public for hardcopy review of this environmental documentation. Therefore, the Draft Mitigated Negative Declaration and associated documents may be found on the City's website at <https://www.ci.oceanside.ca.us/gov/dev/planning/cega/>. The City's Planning Commission 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 Draft MND or at the future public hearings.

Richard Greenbauer, Principal Planner