



NOTICE OF PREPARATION

City of Oceanside, California

To: California Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report (EIR)

Project: CarMax Auto Superstore Oceanside; Development Plan (D19-00021) and Conditional Use Permit (CUP19-00029)

Lead Agency: City of Oceanside

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside (City) will be the lead agency and will require preparation of an Environmental Impact Report (EIR) for the project described below. The City needs to know your or your agency's views as to the scope and content of the environmental information related to your agency's statutory authority with respect to the proposed project. Your agency will need to use the EIR prepared by our agency when considering any applicable permits for the project. The project description, background, and location, are included herein. Issues to be addressed in detail within the EIR include: Air Quality, Biological Resources, Cultural and Paleontological Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Transportation/Traffic, and Mandatory Findings of Significance (short-term and long-term).

The EIR will also include an analysis of cumulative impacts per CEQA Guidelines Section 15130, and an analysis of project alternatives per Section 15126.6. Alternatives to be included are a No Project Alternative and a reasonable range of alternatives that would avoid or reduce any significant impacts resulting from the proposed project.

Pursuant to Section 15103 of the CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Richard Greenbauer, Principal Planner at (760)435-3519. Please mail your written response including any comments you may have on this project to:

Planning Division
Attn.: Richard Greenbauer, Principal Planner
300 N. Coast Hwy.
Oceanside, California 92054
Phone: (760) 435-3519
Fax: (760) 754-2958
Email: RGreenbauer@oceansideca.org

Governor's Office of Planning & Research

AUG 12 2020

STATE CLEARINGHOUSE

Applicant: Stacey Haggerson, CenterPoint Integrated Solutions

Location: The 10.54-acre CarMax Oceanside project site is situated on two vacant and undeveloped parcels separated by Plaza Drive within the Lake Neighborhood Planning Area. The northern parcel is bounded to the north by the east-bound lanes of State Route (SR) 78 and to the south by Plaza Drive on Assessor's Parcel Number (APN) 168-012-42-00. The southern

parcel is located south of Plaza Drive and west of Thunder Drive on APN 168-012-43-00.

The site is located in a primarily developed area. The site has a zoning and corresponding land use designation of Community Commercial (CC) by the City of Oceanside Zoning Ordinance and General Plan. Commercial uses exist to the west, including a shopping center and auto repair shops. To the east are medium density residential uses as well as a DMV facility at the corner of Plaza Drive and Thunder Drive. To the north is SR 78 and further north are professional commercial uses. To the south are Buena Vista Creek, high density, and residential estate uses including a senior living facility, and commercial and public/semipublic uses including a City of Oceanside fire station. The site is relatively flat and has been previously graded. The southern portion of the site slopes downward to Buena Vista Creek. (See attached Location Map)

Project Description: The project is a request for approval of a Development Plan (D19-000021) and Conditional Use Permit (CUP19-00029) to allow for the development and operation of a CarMax facility. The proposed development consists of the construction of a CarMax pre-owned automobile dealership, including a sales and administration building, service building, private carwash, associated access drives, landscaped areas, presentation area, staging area (93 spaces), sales display area (285 spaces), and a customer and employee parking lot (148 spaces). An additional sales display area would be provided on the northern parcel with a security gate and control island and would be developed as part of Phase II of the project.

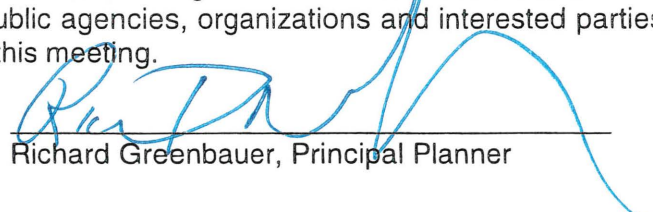
The proposed site includes two main access points off Thunder Drive. An access point would be located off Plaza Drive for test drives only and would not be accessed by the public. Off-site improvements would be required and would include the extension of the 12" PVC water main along Plaza Drive across the project frontage and the DMV to be looped to Thunder Drive. Full width improvements on Plaza Drive would construct an 80-foot curb to curb width across the project frontage. Landscaping would cover approximately 13.6 percent of the project site. A 100-foot riparian buffer would run east to west on the southern portion of the site. This would include a 50-foot biological buffer as well as a mandatory 50-foot planning buffer. (See attached Site Plan)

City/County location: City of Oceanside/County of San Diego

PUBLIC SCOPING MEETING

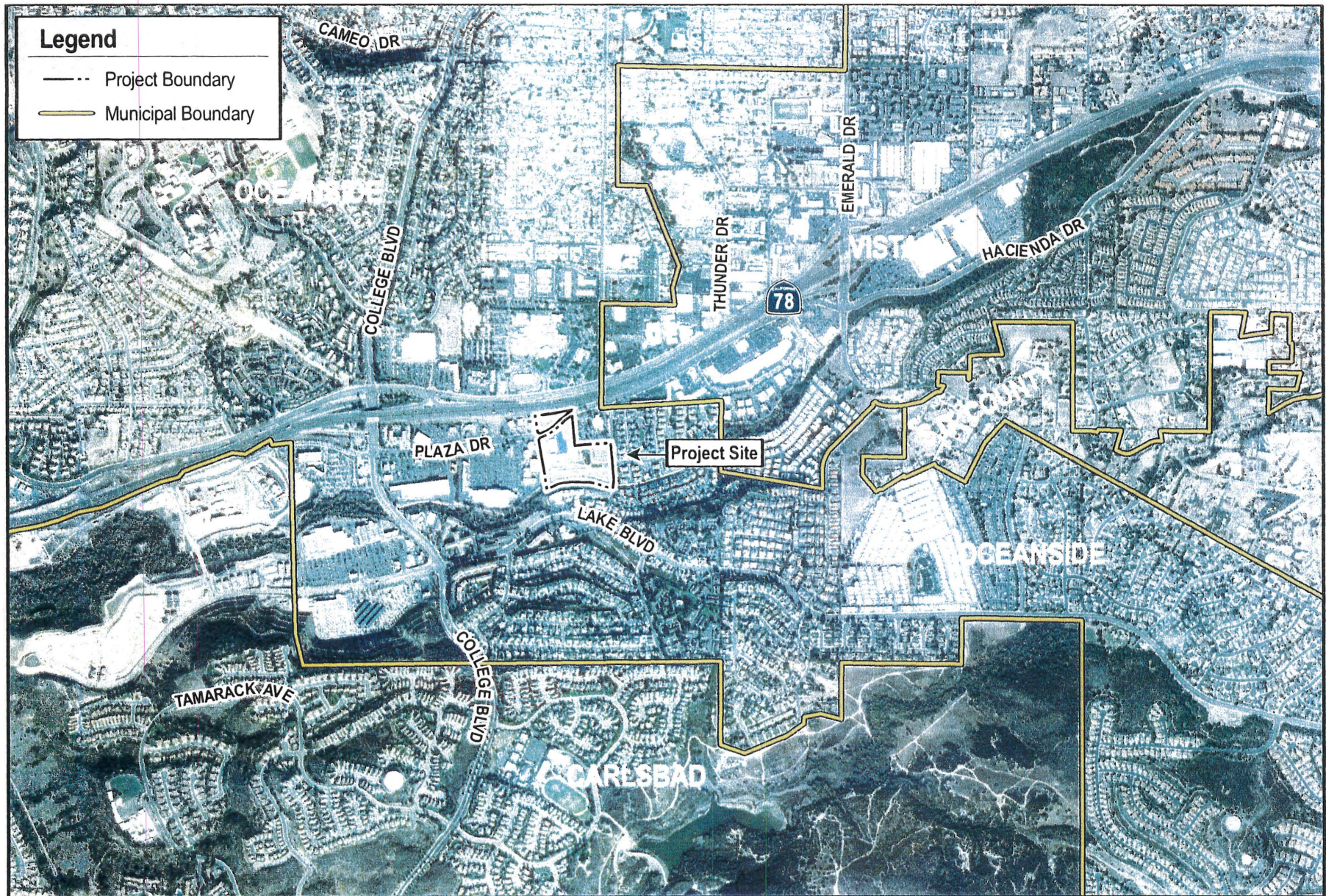
The City of Oceanside will hold a virtual public scoping meeting to obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This virtual scoping meeting will take place on August 26, 2020 at 6:00 pm with an end time of 7:00 pm. **Please visit this link to join the virtual meeting (link or visit <https://bit.ly/3i71Vz6>) or dial (+1 970-462-9413; Conference ID: 980 055 123 #) to join by audio only.** The scoping meeting format will consist of a brief project presentation, followed by a public comment period. In lieu of an open forum with city staff and applicant representatives, representatives will record contact information for those desiring more detailed discussions and will set up follow-up meetings as needed. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Signature:


Richard Greenbauer, Principal Planner

Date:

10 AUG 2020



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