

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation  
State Clearinghouse  
1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** 3390 Alex Road Response Plan

**State Clearinghouse Number:** 2022070365

**Project Location:** 3390 Alex Road, Oceanside, CA 92058

**County:** San Diego

**Project Applicant:** RPG Oceanside Eddie Jones Way Owner, LLC

**Project Description:** The Department of Toxic Substances Control (DTSC) approved the 3390 Alex Road Response Plan, which will implement site remediation activities on an approximately 31.7-acre area of land located at 3390 Alex Road (also known as 250 Eddie Jones Way) in Oceanside, CA.

The Response Plan was prepared to address contaminants in shallow soils and soil vapor at the Site. The Response Plan is associated with planned redevelopment of the Site for which the City of Oceanside is the CEQA lead agency.

The site remediation activities identified in the Response Plan consist of the following activities:

- **Soil Excavation:** The Response Plan includes excavation and off-Site disposal of approximately 3,920 cubic yards (6,240 tons) of impacted soils. The depth of excavation would range from 3 to 12 feet below ground surface (bgs). Soil excavation and disposal is estimated to take approximately three to four weeks and is estimated to require up to 280 truck trips.
- **Groundwater Natural Attenuation and Monitoring:** Groundwater monitoring will be performed to assess trends in contaminant concentrations and confirm the efficacy and natural attenuation and/or plume stability.
- **Land Use Covenant (LUC):** A LUC will be prepared in coordination with DTSC and recorded with the San Diego County Recorder to restrict the use of the property to commercial use and preclude the use of shallow groundwater for any uses including irrigation and/or industrial supply. The LUC will state that consultation with DTSC will be required should the Site uses change or should certain conditions at the Site change (e.g., excavation).

On August 6, 2025, the City of Oceanside certified an Environmental Impact Report (EIR) for the Eddie Jones Warehousing, Manufacturing and Distribution Facility Project (State Clearinghouse No. 2022070365). The EIR evaluated potential environmental impacts associated with the development and operation of a warehousing, storage, and distribution facility on an approximately 31.7-acre site (i.e., the entirety of the DTSC cleanup Site). The EIR included mitigation measures (MMs) addressing potential impacts to Air Quality, Biological Resources, Cultural Resources, Traffic and Circulation, and Tribal Cultural Resources.

Based on review of the EIR's analysis of environmental impacts and mitigation measures, DTSC determined that the EIR adequately addresses the potential environmental impacts associated with the activities identified in the Response Plan. DTSC prepared a Statement of Findings concluding the Final EIR adequately analyzed impacts associated with the Response Plan.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 18, 2025 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

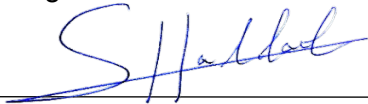
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/) or [https://envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003184](https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003184)

| Contact Person | Contact Title   | Phone Number   |
|----------------|-----------------|----------------|
| Mario Cazares  | Project Manager | (714) 484-5431 |

Approver's Signature:



Date:

December 18, 2025

Approver's Name  
Shahir Haddad

Approver's Title  
Branch Chief

Approver's Phone Number  
(714) 484-5368