

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017101066

Project Title: Sandpiper Villa (ZA19-00005, D19-00011, CUP19-00011)

Lead Agency: City of Oceanside, Development Services Department, Planning Division

Contact Name: Sergio Madera, Senior Planner

Email: smadera@oceansideca.org Phone Number: (760) 435-3539

Project Location: Oceanside San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would allow for the development and operation of an 94 bed Assisted Living Facility for the Elderly at a vacant 2.01 acre project site located at the northeast corner of Dixie Street and Grace Street. In addition to the adoption of a Mitigated Negative Declaration, the proposed project requires approval of Zone Amendment (ZA19-00005), to change the site's zoning from Single-Family Residential (RS) to Public and Semipublic (PS), a Development Plan (D19-00011) to allow for the physical site improvements including four two-story buildings totaling 64,305 square feet, and a Conditional Use Permit (CUP19-00011) to establish and operate an Assisted Living Facility for the Elderly.

The project site is located east of the I-5 freeway at the northeast corner of the intersection of Dixie Street and Grace Street in City of Oceanside.

The consequences of the project will be that there will be a 94 additional assisted living facility beds available for the elderly within the City of Oceanside.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND prepared for the project has identified potentially significant effects in the following areas:

- Cultural/Tribal Resources
- Geology
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Noise

Technical Studies (where applicable) were prepared to determine any potential impacts and mitigation measures were developed through the preparation of the Mitigated Negative Declaration for the project (see attached IS/MND for details on proposed mitigation).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Some members of the public have raised questions about the proposed Assisted Living Facility's compatibility with surrounding residential land uses.

Provide a list of the responsible or trustee agencies for the project.

N/A